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Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, October 1, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4979
APPLICANT:	SEB INVESTMENT GMBH
PARCEL NO.:	2010205929
PARCEL ADDRESS:	0225 BUSH ST, 0320
TOPIC:	
CURRENT ASSESSMENT:	$8,250,199.00
APPLICANT'S OPINION:	$40,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
SEP 23 2014
Assessment Appeals Board

GOVERNMENT
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4959
APPLICANT:	WONG, LOIS
PARCEL NO.:	1730 013
PARCEL ADDRESS:	1263 - 1265 20TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,376,970.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0006
APPLICANT:	KWONG, YUI POR
PARCEL NO.:	5697 035
PARCEL ADDRESS:	0384 BRADFORD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$560,000.00
APPLICANT'S OPINION:	$460,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0007
APPLICANT:	KWONG, YUI POR
PARCEL NO.:	5697 035
PARCEL ADDRESS:	0384 BRADFORD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$585,616.00
APPLICANT'S OPINION:	$460,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0672
APPLICANT:	DE BRUIN, GEORGE
PARCEL NO.:	3038 028
PARCEL ADDRESS:	0447 HAZELWOOD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,248,490.00
APPLICANT'S OPINION:	$1,050,600.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0728
APPLICANT:	AEXEL, JOHN
PARCEL NO.:	3069 006
PARCEL ADDRESS:	0080 SAN FERNANDO WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,774,392.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0823
APPLICANT:	KWOK, JUOUNG
PARCEL NO.:	3745 337
PARCEL ADDRESS:	0301 MAIN ST, UNIT 29C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,288,000.00
APPLICANT'S OPINION:	$1,450,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0993
APPLICANT:	ZHENG, HONG
PARCEL NO.:	3011 078
PARCEL ADDRESS:	0175 SAN PABLO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,384,750.00
APPLICANT'S OPINION:	$2,800,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1745
APPLICANT:	TO, JOSEPH
PARCEL NO.:	1038 032
PARCEL ADDRESS:	0036 JORDAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,800,000.00
APPLICANT'S OPINION:	$2,300,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access

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Language Interpreters

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AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Derek Evans (415) 554-7702.

Paunawa: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay Joy Lamug sa (415) 554-7712.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, October 1, 2014, at 9:30 a.m.

Present: Mervin Conlan, Louisa Mendoza and Joseph Tham

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-4959	Lois Wong	Verbal Stipulation Approved
2013-0006	Yui Por Kwong	Submitted
2013-0007	Yui Por Kwong	Submitted
2013-0728	John Aexel	Submitted
2013-0823	Juoung Kwok	Submitted
2013-0993	Hong Zheng	Submitted
2013-1745	Joseph To	Denied

At the hour of 11:21 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:47 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0006	Yui Por Kwong	A.V.Lowered (Board)
2013-0007	Yui Por Kwong	A.V.Lowered (Board)
2013-0728	John Aexel	A.V.Lowered (Board)
2013-0823	Juoung Kwok	A.V.Lowered (Board)
2013-0993	Hong Zheng	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4979	SEB Investment GMBH	Postponed
2013-0672	George De Bruin	Withdrawn

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There being no further business, the Board, at the hour of 11:52 a.m., recessed to reconvene Thursday, October 2, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, October 8, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, October 1, 2014
1:30 PM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5524
APPLICANT:	SKY PACIFIC HLDGS II LLC
PARCEL NO.:	0319 019
PARCEL ADDRESS:	0522 HYDE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,700,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

DATE POSTED
SEP 23 2014
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2997
APPLICANT:	INTL SETTLEMENT HOLDING CORP
PARCEL NO.:	0044 020
PARCEL ADDRESS:	0062V BRET HARTE TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,322,663.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2998
APPLICANT:	INTL SETTLEMENT HOLDING CORP
PARCEL NO.:	0044 021
PARCEL ADDRESS:	0050V BRET HARTE TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,493,329.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3000
APPLICANT:	INTL SETTLEMENT HOLDING CORP
PARCEL NO.:	0044 022
PARCEL ADDRESS:	0038V BRET HARTE TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,493,329.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5206
APPLICANT:	STATION FOUR, LLC
PARCEL NO.:	0574 011
PARCEL ADDRESS:	1648 PACIFIC AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,800,000.00
APPLICANT'S OPINION:	$1,140,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5207
APPLICANT:	STATION FOUR, LLC
PARCEL NO.:	0574 011
PARCEL ADDRESS:	1648 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,882,348.00
APPLICANT'S OPINION:	$1,140,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5931
APPLICANT:	SKY PACIFIC HLDGS II LLC
PARCEL NO.:	0298 004
PARCEL ADDRESS:	0621 TAYLOR ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,200,000.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6151
APPLICANT:	SKY PACIFIC HLDGS II, LLC
PARCEL NO.:	0624 001
PARCEL ADDRESS:	1845 FRANKLIN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$9,000,000.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6277
APPLICANT:	MYINT, JIM
PARCEL NO.:	3751 515
PARCEL ADDRESS:	0766 HARRISON ST, #807
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$232,000.00
APPLICANT'S OPINION:	$128,308.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6381
APPLICANT:	INTL SETTLEMENT HOLDING CORP
PARCEL NO.:	0044 020
PARCEL ADDRESS:	0062V BRET HARTE TER,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,240,000.00
APPLICANT'S OPINION:	$100.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6382
APPLICANT:	INTL SETTLEMENT HOLDING CORP
PARCEL NO.:	0044 021
PARCEL ADDRESS:	0050V BRET HARTE TER,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,400,000.00
APPLICANT'S OPINION:	$100.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6383
APPLICANT:	INTL SETTLEMENT HOLDING CORP
PARCEL NO.:	0044 022
PARCEL ADDRESS:	0038V BRET HARTE TER,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,400,000.00
APPLICANT'S OPINION:	$100.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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翻譯 必須在會議前最少四十八小時提出要求
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* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, October 1, 2014, at 1:33 p.m.

Present: Jeff Morris, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 Supplemental assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-6277	Jim Myint	Submitted

At the hour of 1:59 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 2:03 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-6277	Jim Myint	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5524	Sky Pacific Hldgs II LLC	Withdrawn
2011-2997	Intl Settlement Holding Corp	Postponed
2011-2998	Intl Settlement Holding Corp	Postponed
2011-3000	Intl Settlement Holding Corp	Postponed
2011-5206	Station Four, LLC	Postponed
2011-5207	Station Four, LLC	Postponed
2011-5931	Sky Pacific Hldgs II LLC	Withdrawn
2011-6151	Sky Pacific Hldgs II LLC	Withdrawn
2011-6381	Intl Settlement Holding Corp	Postponed
2011-6382	Intl Settlement Holding Corp	Postponed
2011-6383	Intl Settlement Holding Corp	Postponed

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There being no further business, the Board, at the hour of 2:05 p.m., recessed to reconvene Thursday, October 9, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, October 20, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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E-mail: AAB@sfgov.org

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, October 2, 2014
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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3602
APPLICANT:	KWONG, YUI POR
PARCEL NO.:	5697 035
PARCEL ADDRESS:	0384 BRADFORD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$562,874.00
APPLICANT'S OPINION:	$460,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
SEP 23 2014
Assessment Appeals Board

GOVERNMENT
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0644
APPLICANT:	BODNER, SOHILA
PARCEL NO.:	1598 032
PARCEL ADDRESS:	0752 - 0754 47TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,558,694.00
APPLICANT'S OPINION:	$859,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0830
APPLICANT:	BINETTI, NINA
PARCEL NO.:	1040 060
PARCEL ADDRESS:	0378 ARGUELLO BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,577,593.00
APPLICANT'S OPINION:	$1,445,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0831
APPLICANT:	CHAN, DAVID
PARCEL NO.:	5476 026
PARCEL ADDRESS:	1081 LE CONTE AVE, #2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$427,576.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1851
APPLICANT:	RADER, HEATHER
PARCEL NO.:	8708 073
PARCEL ADDRESS:	0255 BERRY ST, #508
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$794,661.00
APPLICANT'S OPINION:	$725,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1856
APPLICANT:	FANG, LUCETTE
PARCEL NO.:	1383 058
PARCEL ADDRESS:	6120 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$855,000.00
APPLICANT'S OPINION:	$675,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2287
APPLICANT:	YEE, CHEUK LAM
PARCEL NO.:	1457 006
PARCEL ADDRESS:	0433 - 0435 25TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$943,408.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2290
APPLICANT:	ALVAREZ, MANUEL
PARCEL NO.:	6074 014
PARCEL ADDRESS:	0925 - 0041 PERSIA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$600,000.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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翻譯 必須在會議前最少四十八小時提出要求
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* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, October 2, 2014, at 1:30 p.m.

Present: Mervin Conlan, Diana Daniel and John Lee

Quorum present

Chairperson: John Lee, Presiding

The following listed applicants for change in the assessed valuation of property affecting various assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0644	Sohila Bodner	Submitted
2013-0830	Nina Binetti	Submitted
2013-1851	Heather Rader	Submitted
2013-1856	Lucette Fang	Submitted
2013-2290	Manuel Alvarez	Submitted

At the hour of 2:57 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 3:08 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0644	Sohila Bodner	A.V.Lowered (Board)
2013-0830	Nina Binetti	Denied
2013-1851	Heather Rader	A.V.Lowered (Board)
2013-1856	Lucette Fang	A.V.Lowered (Board)
2013-2290	Manuel Alvarez	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-3602	Yui Por Kwong	Withdrawn
2013-0831	David Chan	Withdrawn
2013-2287	Cheuk Lam Yee	Withdrawn

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There being no further business, the Board, at the hour of 3:12 p.m., recessed to reconvene Monday, October 6, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, October 23, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, October 6, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0756
APPLICANT:	NG, SHIRLEY
PARCEL NO.:	1244 001
PARCEL ADDRESS:	1415 HAIGHT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,745,551.00
APPLICANT'S OPINION:	$1,048,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0763
APPLICANT:	OCEANVIEW MOTEL, LLC
PARCEL NO.:	1803 037
PARCEL ADDRESS:	4340 JUDAH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,640,163.00
APPLICANT'S OPINION:	$986,965.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0876
APPLICANT:	POTRERO HEIGHTS/RHODE ISLAND APTS.
PARCEL NO.:	4073 026
PARCEL ADDRESS:	0740 RHODE ISLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,175,042.00
APPLICANT'S OPINION:	$3,106,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0891
APPLICANT:	POTRERO HILL & KANSAS STREET, LP
PARCEL NO.:	4030 031
PARCEL ADDRESS:	0655 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,710,922.00
APPLICANT'S OPINION:	$4,628,026.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0900
APPLICANT:	LEE, LANCE
PARCEL NO.:	5211 031
PARCEL ADDRESS:	3450 03RD ST, 1D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,117,332.00
APPLICANT'S OPINION:	$670,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0904
APPLICANT:	LU, LEE MEI TRUST
PARCEL NO.:	2406 004
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$287,579.00
APPLICANT'S OPINION:	$173,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0924
APPLICANT:	LU, LEE MEI TRUST
PARCEL NO.:	2406 031C
PARCEL ADDRESS:	0937 - 0949 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$759,210.00
APPLICANT'S OPINION:	$455,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1026
APPLICANT:	LEUNG, WAI
PARCEL NO.:	3148 004
PARCEL ADDRESS:	4592 - 4594 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,033,595.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1654
APPLICANT:	SAN FRANCISCO ENDOSCOPY CENTER LLC
PARCEL NO.:	2013213891
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,115,143.00
APPLICANT'S OPINION:	$895,989.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1656
APPLICANT:	PRESIDIO SURGERY CENTER, LLC
PARCEL NO.:	2013214851
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,785,212.00
APPLICANT'S OPINION:	$2,183,736.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2794
APPLICANT:	AM RETAIL GROUP INC
PARCEL NO.:	2013401310
PARCEL ADDRESS:	0320GRANT ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,084,054.00
APPLICANT'S OPINION:	$69,660.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2797
APPLICANT:	CAPITAL RESEARCH COMPANY
PARCEL NO.:	2013210813
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$21,027,326.00
APPLICANT'S OPINION:	$6,308,198.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2798
APPLICANT:	CAPITAL RESEARCH & MANAGEMENT
PARCEL NO.:	2013211267
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,185,974.00
APPLICANT'S OPINION:	$655,792.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, October 8, 2014
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0852
APPLICANT:	EDFORS, WAYNE
PARCEL NO.:	2799 042
PARCEL ADDRESS:	0049 HOPKINS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$970,000.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0864
APPLICANT:	NGOW, LENA
PARCEL NO.:	1608 026
PARCEL ADDRESS:	0752 - 0754 37TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,466,994.00
APPLICANT'S OPINION:	$1,110,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0868
APPLICANT:	SHPOTNIK, VLADIMIR
PARCEL NO.:	1081 009
PARCEL ADDRESS:	2416 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,664,451.00
APPLICANT'S OPINION:	$1,082,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0880
APPLICANT:	PEREZ, GEORGE
PARCEL NO.:	5384C008A
PARCEL ADDRESS:	0195 TOPEKA AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$55,000.00
APPLICANT'S OPINION:	$20,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1099
APPLICANT:	SIMONI, RENEE
PARCEL NO.:	2826 040
PARCEL ADDRESS:	0625 BURNETT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,528,633.00
APPLICANT'S OPINION:	$1,350,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1251
APPLICANT:	BACK, KEUNG-HEE
PARCEL NO.:	2196 034
PARCEL ADDRESS:	2158 22ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$791,000.00
APPLICANT'S OPINION:	$663,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1299
APPLICANT:	WU, RUI ZHEN
PARCEL NO.:	7044C023
PARCEL ADDRESS:	0126 FOOTE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$560,000.00
APPLICANT'S OPINION:	$430,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1501
APPLICANT:	SLAVIN, MICHAEL
PARCEL NO.:	1744 009
PARCEL ADDRESS:	0526 - 0528 HUGO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,482,853.00
APPLICANT'S OPINION:	$1,140,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, October 8, 2014, at 1:30 p.m.

Present: Ed Campaña, Mervin Conlan and Joseph Tham

Quorum present

Chairperson: Ed Campaña, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2013 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0864	Lena Ngow	Submitted
2013-1501	Michael Slavin	Submitted

At the hour of 2:30 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 2:37 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0864	Lena Ngow	A.V.Lowered (Board)
2013-1501	Michael Slavin	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2013 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0852	Wayne Edfors	Denied-No Show
2013-1251	Keung-Hee Back	Denied-No Show
2013-1299	Rui Zhen Wu	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0868	Vladimir Shpotnik	Postponed
2013-0880	George Perez	Postponed
2013-1099	Renee Simoni	Postponed

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There being no further business, the Board, at the hour of 2:42 p.m., recessed to reconvene Wednesday, October 15, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, October 22, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 3 Hearing
Room 406, City Hall
Wednesday, October 8, 2014
5:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0035
APPLICANT:	WOOSTER, JOHN
PARCEL NO.:	1903 012
PARCEL ADDRESS:	1647 40TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$545,268.00
APPLICANT'S OPINION:	$13,119.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0340
APPLICANT:	HERITAGE 858 LLC
PARCEL NO.:	0193 017
PARCEL ADDRESS:	0852 - 0864 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,348,356.00
APPLICANT'S OPINION:	$3,737,601.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0349
APPLICANT:	SILVERA, LILI
PARCEL NO.:	0074 009C
PARCEL ADDRESS:	0864 - 0874 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,613,788.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0423
APPLICANT:	LEE, PAULINA
PARCEL NO.:	0260 040
PARCEL ADDRESS:	0201 SANSOME ST, 602
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$904,529.00
APPLICANT'S OPINION:	$840,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0780
APPLICANT:	MARINA BEACH, LP
PARCEL NO.:	0581 008B
PARCEL ADDRESS:	2360 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,178,631.00
APPLICANT'S OPINION:	$14,500,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0802
APPLICANT:	MURPHY, DAVID
PARCEL NO.:	0452T025D
PARCEL ADDRESS:	0900 NORTH POINT ST, 533 B17D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$274,380.00
APPLICANT'S OPINION:	$208,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0856
APPLICANT:	SEELY, BRADEN
PARCEL NO.:	2961A030
PARCEL ADDRESS:	0925 ROCKDALE DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$890,000.00
APPLICANT'S OPINION:	$696,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0865
APPLICANT:	CHAN, DONUN
PARCEL NO.:	0132 043
PARCEL ADDRESS:	0435 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,651,178.00
APPLICANT'S OPINION:	$2,261,080.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0966
APPLICANT:	FANG, CARL
PARCEL NO.:	6154 014A
PARCEL ADDRESS:	0827 GOETTINGEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$651,784.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0969
APPLICANT:	BROWN, VAUGHN
PARCEL NO.:	1517 013
PARCEL ADDRESS:	0595 - 0597 27TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,533,416.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0972
APPLICANT:	FONG, GILBERT
PARCEL NO.:	6208 032
PARCEL ADDRESS:	0481 CAMPBELL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$550,000.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1042
APPLICANT:	CO, DESIDERIO
PARCEL NO.:	0591 012
PARCEL ADDRESS:	2023 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,916,788.00
APPLICANT'S OPINION:	$3,550,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1044
APPLICANT:	GANNER, NANCY
PARCEL NO.:	5825 006
PARCEL ADDRESS:	0780 ANDOVER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$650,000.00
APPLICANT'S OPINION:	$565,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1098
APPLICANT:	SIMONI, RENEE
PARCEL NO.:	2719A003
PARCEL ADDRESS:	0115 GRAYSTONE TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,588,435.00
APPLICANT'S OPINION:	$1,450,645.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1114
APPLICANT:	CHEN, KENNETH
PARCEL NO.:	0987 019
PARCEL ADDRESS:	3559 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,449,668.00
APPLICANT'S OPINION:	$4,100,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Derek Evans (415) 554-7702.

Paunawa: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay Joy Lamug sa (415) 554-7712.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 3 for the City and County of San Francisco on Wednesday, October 8, 2014, at 5:35 p.m.

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Present: Daniel Hershkowitz, Yosef Tahbazof and Joseph Tham

Quorum present

Chairperson: Joseph Tham, Presiding

The following listed applicants for change in the assessed valuation of property affecting various assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0035	John Wooster	Administratively Postponed at the hearing
2013-0856	Braden Seely	Submitted
2013-0969	Vaughn Brown	Submitted
2013-1042	Desiderio Co	Denied-No Show
2013-1044	Nancy Ganner	Submitted

At the hour of 7:09 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 7:15 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0856	Braden Seely	A.V.Lowered (Board)
2013-0969	Vaughn Brown	A.V.Lowered (Board)
2013-1044	Nancy Ganner	A.V.Lowered (Board); 2 – 1 vote with Member Tham dissenting to a higher value

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0340	Heritage 858 LLC	Administratively Postponed
2013-0349	Lili Silvera	Administratively Postponed
2013-0423	Paulina Lee	Postponed
2013-0780	Marina Beach, LP	Administratively Postponed
2013-0802	David Murphy	Withdrawn
2013-0865	Donun Chan	Administratively Postponed
2013-0966	Carl Fang	Withdrawn

2013-0972	Gilbert Fong	Withdrawn
2013-1098	Renee Simoni	Administratively Postponed
2013-1114	Kenneth Chen	Administratively Postponed

There being no further business, the Board, at the hour of 7:18 p.m., recessed to reconvene Thursday, October 14, 2014, at 5:30 p.m.

Alistair Gibson
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, January 30, 2015

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, October 9, 2014, 2014
9:30 AM(ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3466
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0023 005
PARCEL ADDRESS:	1300 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,135,369.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3469
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0023 004
PARCEL ADDRESS:	0575 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,386,661.00
APPLICANT'S OPINION:	$650,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3470
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0022 010
PARCEL ADDRESS:	0475 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,274,530.00
APPLICANT'S OPINION:	$15,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3471
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	0022 012
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$129,645.00
APPLICANT'S OPINION:	$60,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3474
APPLICANT:	FELCOR LODGING TRUST, INC.
PARCEL NO.:	2009150003
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,278,888.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3476
APPLICANT:	FELCOR HOTEL ASSET COMPANY, LLC
PARCEL NO.:	2009203981
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$10,455,016.00
APPLICANT'S OPINION:	$5,150,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3284
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0023 005
PARCEL ADDRESS:	1300 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,097,128.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3286
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0023 004
PARCEL ADDRESS:	0575 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,383,375.00
APPLICANT'S OPINION:	$696,930.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3287
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0022 010
PARCEL ADDRESS:	0475 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,202,780.00
APPLICANT'S OPINION:	$15,101,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3288
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	2010715003
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,254,527.00
APPLICANT'S OPINION:	$5,127,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3291
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	2010203166
PARCEL ADDRESS:	1300 COLUMBUS AVE,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$8,760,268.00
APPLICANT'S OPINION:	$4,374,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3348
APPLICANT:	50 BEALE STREET PROPERTY LLC C/O BROADWAY PARTNERS
PARCEL NO.:	3710 002
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,620,871.00
APPLICANT'S OPINION:	$13,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3350
APPLICANT:	50 BEALE STREET PROPERTY LLC C/O BROADWAY PARTNERS
PARCEL NO.:	3710 014
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,620,871.00
APPLICANT'S OPINION:	$13,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3351
APPLICANT:	50 BEALE STREET PROPERTY LLC C/O BROADWAY PARTNERS
PARCEL NO.:	3710 015
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,071,872.00
APPLICANT'S OPINION:	$6,400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3352
APPLICANT:	50 BEALE STREET PROPERTY LLC C/O BROADWAY PARTNERS
PARCEL NO.:	3710 018
PARCEL ADDRESS:	0050 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$202,352,603.00
APPLICANT'S OPINION:	$103,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3839
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0023 005
PARCEL ADDRESS:	1300 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,605,879.00
APPLICANT'S OPINION:	$12,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3840
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0023 004
PARCEL ADDRESS:	0575 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,895,929.00
APPLICANT'S OPINION:	$1,950,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3841
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0022 010
PARCEL ADDRESS:	0475 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,430,204.00
APPLICANT'S OPINION:	$15,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3842
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	2011715003
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,569,014.00
APPLICANT'S OPINION:	$7,800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5390
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0023 004
PARCEL ADDRESS:	0575 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,876,000.00
APPLICANT'S OPINION:	$1,976,661.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

22) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5391
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0023 004
PARCEL ADDRESS:	0575 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,866,813.00
APPLICANT'S OPINION:	$1,973,375.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

23) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5392
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0023 005
PARCEL ADDRESS:	1300 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,480,000.00
APPLICANT'S OPINION:	$16,135,369.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

24) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5393
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0023 005
PARCEL ADDRESS:	1300 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,421,982.00
APPLICANT'S OPINION:	$16,097,128.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

25) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5396
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	2011989001
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,300,000.00
APPLICANT'S OPINION:	$7,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE

26) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5397
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	2011989002
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,569,014.00
APPLICANT'S OPINION:	$7,700,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE

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AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Derek Evans (415) 554-7702.

Paunawa: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay Joy Lamug sa (415) 554-7712.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, October 9, 2014, at 9:35 a.m.

Present: Edward Campaña, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Edward Campaña, Presiding

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board heard evidence and testimony from both parties, and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3470	Felcor Lodging Trust, Inc.	Verbal Stipulation Approved
2009-3471	Felcor Lodging Trust, Inc.	Verbal Stipulation Approved
2010-3287	Felcor Lodging Trust, Lessee	Verbal Stipulation Approved; 2-1 vote with Member Tham dissenting to a higher value
2011-5390	Felcor Lodging Trust, Lessee	Verbal Stipulation Approved
2011-5391	Felcor Lodging Trust, Lessee	Verbal Stipulation Approved; 2-1 vote with Member Tham dissenting to a higher value
2011-5392	Felcor Lodging Trust, Lessee	Verbal Stipulation Approved
2011-5393	Felcor Lodging Trust, Lessee	Verbal Stipulation Approved; 2-1 vote with Member Tham dissenting to a higher value
2011-5396	Felcor Lodging Trust, Lessee	Verbal Stipulation Approved
2011-5397	Felcor Lodging Trust, Lessee	Verbal Stipulation Approved; 2-1 vote with Member Tham dissenting to a higher value

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3466	Felcor Lodging Trust, Inc.	Withdrawn
2009-3469	Felcor Lodging Trust, Inc.	Withdrawn
2009-3474	Felcor Lodging Trust, Inc.	Withdrawn
2009-3476	Felcor Hotel Asset Company, LLC	Withdrawn
2010-3284	Felcor Lodging Trust, Lessee	Withdrawn

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Appeal No.	Name	Disposition (continued)
2010-3286	Felcor Lodging Trust, Lessee	Withdrawn
2010-3288	Felcor Lodging Trust, Lessee	Withdrawn
2010-3291	Felcor Lodging Trust, Lessee	Withdrawn
2011-3348	50 Beale Street Property, LLC	Withdrawn
2011-3350	50 Beale Street Property, LLC	Withdrawn
2011-3351	50 Beale Street Property, LLC	Withdrawn
2011-3352	50 Beale Street Property, LLC	Withdrawn
2011-3839	Felcor Lodging Trust, Lessee	Withdrawn
2011-3840	Felcor Lodging Trust, Lessee	Withdrawn
2011-3841	Felcor Lodging Trust, Lessee	Withdrawn
2011-3842	Felcor Lodging Trust, Lessee	Withdrawn

There being no further business, the Board, at the hour of 11:05 a.m., recessed to reconvene Wednesday, October 15, 2014, at 1:30 p.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on Monday, October 20, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 3 Hearing
Room 406, City Hall
Tuesday, October 14, 2014
5:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1122
APPLICANT:	FREED, DIANE
PARCEL NO.:	6013 019
PARCEL ADDRESS:	4475 - 4477 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,401,619.00
APPLICANT'S OPINION:	$836,340.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1125
APPLICANT:	QUACH, STEVE
PARCEL NO.:	1781 009
PARCEL ADDRESS:	1347 26TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,560,600.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1295
APPLICANT:	GUNDERS, STEVEN
PARCEL NO.:	0477 011
PARCEL ADDRESS:	0133 - 0135 CULEBRA TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,793,809.00
APPLICANT'S OPINION:	$2,150,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1317
APPLICANT:	SEBAHAR, RONALD
PARCEL NO.:	0488A030
PARCEL ADDRESS:	0033 AVILA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,925,000.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1346
APPLICANT:	KHLUDOV, ANATOLIY
PARCEL NO.:	7381 031
PARCEL ADDRESS:	0160 S LAKE MERCED HL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$750,476.00
APPLICANT'S OPINION:	$619,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1367
APPLICANT:	YU, HSUN
PARCEL NO.:	3099 016
PARCEL ADDRESS:	0035 SAN RAFAEL WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,808,000.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1391
APPLICANT:	CAMPLEJOHN, DOUGLAS
PARCEL NO.:	2831 031
PARCEL ADDRESS:	0621 ELIZABETH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,957,851.00
APPLICANT'S OPINION:	$1,690,286.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1457
APPLICANT:	HEDAYATI, SHOREH
PARCEL NO.:	6712 027
PARCEL ADDRESS:	0111 CONRAD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,070,000.00
APPLICANT'S OPINION:	$990,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1465
APPLICANT:	LIN FAMILY REVOCABLE TRUST
PARCEL NO.:	1466 039
PARCEL ADDRESS:	0418 - 0420 35TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,339,193.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1494
APPLICANT:	YUNG, WUN
PARCEL NO.:	2397 043
PARCEL ADDRESS:	2411 28TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$773,117.00
APPLICANT'S OPINION:	$675,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1504
APPLICANT:	SMITH, MARY
PARCEL NO.:	0465A008
PARCEL ADDRESS:	0153 AVILA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,173,313.00
APPLICANT'S OPINION:	$2,700,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1509
APPLICANT:	BARRIOS, VICTOR
PARCEL NO.:	3063 005
PARCEL ADDRESS:	0745 DETROIT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,425,000.00
APPLICANT'S OPINION:	$1,030,273.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1510
APPLICANT:	HAAS-KOOGAN, DAPHNE
PARCEL NO.:	2966A015
PARCEL ADDRESS:	0572 TERESITA BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,020,000.00
APPLICANT'S OPINION:	$780,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 3 for the City and County of San Francisco Tuesday, October 14, 2014, at 5:35 p.m.

Present: Angela Cheung and Yosef Tahbazof

Quorum present

Chairperson: Yosef Tahbazof, Presiding

With the following listed applicant for change in the assessed valuation of property affecting the 2013 assessment roll being present, both parties agreed to be heard by a quorum of the Board. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-1510	Daphne Haas-Koogan	Submitted

Member Daniel Hershowitz joined the Board at 6:10 p.m. With the following listed applicant for change in the assessed valuation of property affecting the 2013 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-1367	Hsun Yu	Submitted

At the hour of 6:44 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 6:55 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-1510	Daphne Haas-Koogan	A.V. Lowered (Board)
2013-1367	Hsun Yu	A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the 2013 assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-1391	Douglas Camplejohn	Denied-No Show
2013-1457	Shoreh Hedayati	Denied-No Show
2013-1494	Wun Yung	Denied-No Show

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The following listed applicants for change in the assessed valuation of property affecting the 2013 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-1122	Diane Freed	Administratively Postponed
2013-1125	Steve Quach	Postponed
2013-1295	Steven Gunders	Postponed
2013-1317	Ronald Sebahar	Withdrawn
2013-1346	Anatoliy Khludov	Withdrawn
2013-1465	Lin Family Revocable Trust	Withdrawn
2013-1504	Mary Smith	Withdrawn
2013-1509	Victor Barrios	Withdrawn

There being no further business, the Board, at the hour of 7:00 p.m., recessed to reconvene Friday, October 17, 2014, at 1:30 p.m.

Daniel Suguitan
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, October 22, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, October 15, 2014
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1989
APPLICANT:	WADE, JUDY
PARCEL NO.:	1333 036
PARCEL ADDRESS:	0247- 0251 EL CAMINO DEL MAR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,410,821.00
APPLICANT'S OPINION:	$2,309,688.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2268
APPLICANT:	DURIE TANGRI, LLP
PARCEL NO.:	2012206999
PARCEL ADDRESS:	0217 LEIDESDORFF ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$860,929.00
APPLICANT'S OPINION:	$217,479.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3032
APPLICANT:	J F HOLDINGS LLC
PARCEL NO.:	0947 012
PARCEL ADDRESS:	2758 - 2760 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,447,322.00
APPLICANT'S OPINION:	$1,380,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3292
APPLICANT:	LU, LI KUO
PARCEL NO.:	2406 005
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$281,941.00
APPLICANT'S OPINION:	$79,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3293
APPLICANT:	LU, LI KUO
PARCEL NO.:	2406 006
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$281,941.00
APPLICANT'S OPINION:	$79,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5341
APPLICANT:	DURIE TANGRI, LLP
PARCEL NO.:	2013900232
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$330,091.00
APPLICANT'S OPINION:	$15,522.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5342
APPLICANT:	DURIE TANGRI, LLP
PARCEL NO.:	2013900232
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$335,833.00
APPLICANT'S OPINION:	$21,223.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5343
APPLICANT:	DURIE TANGRI, LLP
PARCEL NO.:	2013900232
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$321,919.00
APPLICANT'S OPINION:	$12,663.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1953
APPLICANT:	CHEN, TERRY
PARCEL NO.:	2980 005
PARCEL ADDRESS:	0042 MARNE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$953,890.00
APPLICANT'S OPINION:	$730,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
WEDNESDAY, OCTOBER 15, 2014
11:00 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session with legal counsel to review and finalize the Board's decision and statement of findings of fact for the below listed TIC appeal application, and to take possible action on the application at issue (pursuant to Revenue and Taxation code sections 1605.4):

A.

APPLICATION:	**2012-1102**
APPLICANT:	David B. Rea
PARCEL NO.:	1405 050
PARCEL ADDRESS:	6641-6647 California Street,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,751,024
APPLICANT'S OPINION:	$1,600,000
ASSESSOR'S VALUE @ HEARING:	$2,460,000
BOARD DECISION:	$2,000,000
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, October 16, 2014
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1283
APPLICANT:	NEIMAN MARCUS GROUP INC.
PARCEL NO.:	0313 018
PARCEL ADDRESS:	0150 - 0150 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$204,495,745.00
APPLICANT'S OPINION:	$100,152,200.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2916
APPLICANT:	NEIMAN MARCUS GROUP INC.
PARCEL NO.:	0313 018
PARCEL ADDRESS:	0150 - 0150 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$205,377,432.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1416
APPLICANT:	JOHN HANCOCK LIFE INSURANCE CO.
PARCEL NO.:	3735 012
PARCEL ADDRESS:	0095 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$35,043,192.00
APPLICANT'S OPINION:	$19,831,488.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1418
APPLICANT:	JOHN HANCOCK LIFE INSURANCE CO.
PARCEL NO.:	3735 062
PARCEL ADDRESS:	0075 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$159,497,772.00
APPLICANT'S OPINION:	$90,200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2327
APPLICANT:	FORTY-FIVE FREMONT ASSOCIATES
PARCEL NO.:	3710 019
PARCEL ADDRESS:	0045 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$206,238,230.00
APPLICANT'S OPINION:	$150,121,489.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0005
APPLICANT:	GLL TERRY FRANCOIS BLVD., LLC
PARCEL NO.:	8721 011
PARCEL ADDRESS:	0550 TERRY A. FRANCOIS BL,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$135,500,000.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0012
APPLICANT:	SF MUSEUM TOWER, LLC
PARCEL NO.:	3722 257
PARCEL ADDRESS:	0125 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$112,680,659.00
APPLICANT'S OPINION:	$75,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0498
APPLICANT:	FORTY-FIVE FREMONT ASSOCIATES
PARCEL NO.:	3710 019
PARCEL ADDRESS:	0045 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$210,367,868.00
APPLICANT'S OPINION:	$150,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0565
APPLICANT:	THE NEIMAN MARCUS GROUP, INC.
PARCEL NO.:	0313 018
PARCEL ADDRESS:	0150 - 0150 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$178,231,394.00
APPLICANT'S OPINION:	$169,740,716.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0601
APPLICANT:	JOHN HANCOCK LIFE INSURANCE CO.
PARCEL NO.:	3735 012
PARCEL ADDRESS:	0095 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$32,678,191.00
APPLICANT'S OPINION:	$19,838,249.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0602
APPLICANT:	JOHN HANCOCK LIFE INSURANCE CO.
PARCEL NO.:	3735 062
PARCEL ADDRESS:	0075 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$148,693,082.00
APPLICANT'S OPINION:	$90,200,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 3 Hearing
Room 406, City Hall
Friday, October 17, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1582
APPLICANT:	KHALILI, ARMAN
PARCEL NO.:	5746 017
PARCEL ADDRESS:	0021 - 0023 CRESCENT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,061,324.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1628
APPLICANT:	SU, JIM
PARCEL NO.:	0497 037
PARCEL ADDRESS:	1540H LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$803,680.00
APPLICANT'S OPINION:	$670,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1629
APPLICANT:	LITCHFIELD, MATTHEW
PARCEL NO.:	4095 016
PARCEL ADDRESS:	0890 DE HARO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$977,159.00
APPLICANT'S OPINION:	$925,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1696
APPLICANT:	SCHUTZ, MARK
PARCEL NO.:	6552 057
PARCEL ADDRESS:	3906 26TH ST,
TOPIC:	Other
CURRENT ASSESSMENT:	$698,317.00
APPLICANT'S OPINION:	$520,966.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1817
APPLICANT:	LITKE, JEFFREY
PARCEL NO.:	3597 039
PARCEL ADDRESS:	0727 - 0729 GUERRERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,822,374.00
APPLICANT'S OPINION:	$1,350,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1879
APPLICANT:	COSLETT, MAUREEN
PARCEL NO.:	3557 034B
PARCEL ADDRESS:	3394 - 3398 16TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,709,262.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1913
APPLICANT:	HANEY, RICHARD
PARCEL NO.:	0611 010
PARCEL ADDRESS:	2536 CLAY ST,
TOPIC:	
CURRENT ASSESSMENT:	$1,822,392.00
APPLICANT'S OPINION:	$1,258,667.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1931
APPLICANT:	GHIELMETTI, JAMES
PARCEL NO.:	0968 005
PARCEL ADDRESS:	3736 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,272,436.00
APPLICANT'S OPINION:	$4,800,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2308
APPLICANT:	QUINN, MAIRE
PARCEL NO.:	3276 002
PARCEL ADDRESS:	0110 KENWOOD WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$859,513.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2347
APPLICANT:	ESTATE OF MARGO ADAIR
PARCEL NO.:	3557 042
PARCEL ADDRESS:	0349 - 0351 CHURCH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,443,758.00
APPLICANT'S OPINION:	$1,031,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2383
APPLICANT:	BORODKIN, VICTOR
PARCEL NO.:	1846 017
PARCEL ADDRESS:	1473 - 1475 07TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,250,180.00
APPLICANT'S OPINION:	$1,157,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2417
APPLICANT:	STANTON, ANDREW
PARCEL NO.:	0779 151
PARCEL ADDRESS:	0988 FULTON ST, UNIT 144
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$715,786.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 3 for the City and County of San Francisco on Friday, October 17, 2014, at 1:32 p.m.

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Present: Ed Campana, Richard Lee and Kristine Nelson

Quorum present

Chairperson: Ed Campana, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2013 assessment roll year being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-1582	Arman Khalili	Submitted
2013-2383	Victor Borodkin	Submitted

At the hour of 2:38 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 2:47 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-1582	Arman Khalili	A.V.Lowered (Board)
2013-2383	Victor Borodkin	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2013 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-1628	Jim Su	Denied-No Show
2013-1629	Matthew Litchfield	Denied-No Show
2013-1879	Maureen Coslett	Denied-No Show
2013-1913	Richard Haney	Denied-No Show
2013-1931	James Ghielmetti	Denied-No Show
2013-2308	Maire Quinn	Denied-No Show
2013-2347	Estate of Margo Adair	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the 2013 assessment roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	**Name**	**Disposition**
2013-1696	Mark Schutz	Postponed
2013-1817	Jeffrey Litke	Withdrawn
2013-2417	Andrew Stanton	Withdrawn

There being no further business, the Board, at the hour of 2:49 p.m., recessed to reconvene Wednesday, October 22, 2014, at 5:30 p.m.

Alistair Gibson
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, January 30, 2015

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, October 20, 2014
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4320
APPLICANT:	KIELY, PHILIP
PARCEL NO.:	0300 014
PARCEL ADDRESS:	0975 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,221,324.00
APPLICANT'S OPINION:	$921,170.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0154
APPLICANT:	BREEN, DENNIS
PARCEL NO.:	0825 024
PARCEL ADDRESS:	1043 - 1053 FELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,342,477.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0156
APPLICANT:	LEVINSON, FRED
PARCEL NO.:	0190 021
PARCEL ADDRESS:	1025 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,568,057.00
APPLICANT'S OPINION:	$1,113,056.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0181
APPLICANT:	LAPIDOS, JACK
PARCEL NO.:	0320 002
PARCEL ADDRESS:	0537 HYDE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,972,386.00
APPLICANT'S OPINION:	$1,801,125.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0221
APPLICANT:	LEVINSON, FRED
PARCEL NO.:	0854 005
PARCEL ADDRESS:	1670 - 1680 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,707,347.00
APPLICANT'S OPINION:	$1,804,011.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0227
APPLICANT:	LEVINSON, FRED
PARCEL NO.:	0820 002
PARCEL ADDRESS:	0600 FELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,741,538.00
APPLICANT'S OPINION:	$2,408,117.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1677
APPLICANT:	MCDANIEL, ANDREAS
PARCEL NO.:	0851 002
PARCEL ADDRESS:	0253 - 0263 LAGUNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,078,254.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1691
APPLICANT:	CRAWFORD, ZELTE
PARCEL NO.:	0817 034
PARCEL ADDRESS:	0332 - 0338 FELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,599,993.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1692
APPLICANT:	CRAWFORD, ZELTE
PARCEL NO.:	0243 026
PARCEL ADDRESS:	0123 JOICE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,464,870.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1702
APPLICANT:	FLYNN, RUSSELL 1990 REV. TRUST
PARCEL NO.:	0549 001
PARCEL ADDRESS:	2165 LARKIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,875,257.00
APPLICANT'S OPINION:	$6,008,075.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1710
APPLICANT:	KIELY, PHILIP
PARCEL NO.:	0300 014
PARCEL ADDRESS:	0975 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,265,713.00
APPLICANT'S OPINION:	$901,814.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2761
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	0805 020
PARCEL ADDRESS:	0610 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,209,437.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2764
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	3732 062
PARCEL ADDRESS:	0436 CLEMENTINA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,697,136.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2772
APPLICANT:	LA, ADAM
PARCEL NO.:	0346 001
PARCEL ADDRESS:	0155 HYDE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,242,400.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3061
APPLICANT:	GOHEL, ANAND
PARCEL NO.:	0542 094
PARCEL ADDRESS:	1919 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,463,700.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Language Interpreters

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AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Derek Evans (415) 554-7702.

Paunawa: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay Joy Lamug sa (415) 554-7712.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, October 20, 2014, at 9:40 a.m.

Present: Diane Robinson and Joseph Tham

Quorum present

Chairperson: Diane Robinson, Presiding

On the following listed application for change in the assessed valuation of property affecting the 2012 assessment roll, the Board heard evidence and testimony from both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-4320	Philip Kiely	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2013 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0154	Dennis Breen	Withdrawn
2013-0156	Fred Levinson	Withdrawn
2013-0181	Jack Lapidos	Withdrawn
2013-0221	Fred Levinson	Withdrawn
2013-0227	Fred Levinson	Withdrawn
2013-1677	Andreas McDaniel	Withdrawn
2013-1691	Zelte Crawford	Withdrawn
2013-1692	Zelte Crawford	Withdrawn
2013-1702	Russell Flynn 1990 Rev Trust	Withdrawn
2013-1710	Philip Kiely	Postponed
2013-2761	Raul Arriaza	Withdrawn
2013-2764	Raul Arriaza	Withdrawn
2013-2772	Adam La	Withdrawn
2013-3061	Anand Gohel	Withdrawn

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There being no further business, the Board, at the hour of 10:10 a.m., recessed to reconvene Monday, October 27, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board October 27, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, October 20, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2275
APPLICANT:	GAYLORD ASSOCIATES LP
PARCEL NO.:	0305 011
PARCEL ADDRESS:	0550 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,263,992.00
APPLICANT'S OPINION:	$1,958,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2277
APPLICANT:	GAYLORD ASSOCIATES LP
PARCEL NO.:	0305 036
PARCEL ADDRESS:	0620 JONES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,495,966.00
APPLICANT'S OPINION:	$11,098,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5194
APPLICANT:	VERITAZ-B MEZZ B7, LLC
PARCEL NO.:	0499 002D
PARCEL ADDRESS:	1340 - 1360 LOMBARD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$22,184,175.00
APPLICANT'S OPINION:	$21,184,175.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5335
APPLICANT:	VERITAS-B MEZZ B10, LLC
PARCEL NO.:	0792 007E
PARCEL ADDRESS:	0355 FULTON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$6,000,000.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5364
APPLICANT:	VERITAS-B MEZZ B10, LLC
PARCEL NO.:	0792 007E
PARCEL ADDRESS:	0355 FULTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,000,000.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5500
APPLICANT:	GAYLORD ASSOCIATES LP
PARCEL NO.:	0305 036
PARCEL ADDRESS:	0620 JONES ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$18,100,000.00
APPLICANT'S OPINION:	$11,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5501
APPLICANT:	GAYLORD ASSOCIATES LP
PARCEL NO.:	0305 011
PARCEL ADDRESS:	0550 GEARY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,300,000.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5516
APPLICANT:	CIVIC PLAZA ASSOCIATES, LLC
PARCEL NO.:	0854 011
PARCEL ADDRESS:	0055 SITUS TO BE ASSIGNED ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,538,000.00
APPLICANT'S OPINION:	$728,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5517
APPLICANT:	CIVIC PLAZA ASSOCIATES, LLC
PARCEL NO.:	0854 012
PARCEL ADDRESS:	0055 SITUS TO BE ASSIGNED ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$305,000.00
APPLICANT'S OPINION:	$60,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0888
APPLICANT:	GAYLORD ASSOCIATES LP
PARCEL NO.:	0305 011
PARCEL ADDRESS:	0550 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,473,720.00
APPLICANT'S OPINION:	$2,684,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0889
APPLICANT:	GAYLORD ASSOCIATES LP
PARCEL NO.:	0305 036
PARCEL ADDRESS:	0620 JONES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,048,832.00
APPLICANT'S OPINION:	$18,516,592.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1003
APPLICANT:	CIVIC PLAZA ASSOCIATES, LLC
PARCEL NO.:	0854 011
PARCEL ADDRESS:	0055 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,756,884.00
APPLICANT'S OPINION:	$728,500.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1004
APPLICANT:	CIVIC PLAZA ASSOCIATES, LLC
PARCEL NO.:	0854 012
PARCEL ADDRESS:	0055 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$319,708.00
APPLICANT'S OPINION:	$60,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

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Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, October 21, 2014
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5379
APPLICANT:	MACY'S WEST STORES, INC.
PARCEL NO.:	0314 013A
PARCEL ADDRESS:	0281 GEARY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$57,500,000.00
APPLICANT'S OPINION:	$3,827,407.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5380
APPLICANT:	MACY'S WEST STORES, INC.
PARCEL NO.:	0314 013
PARCEL ADDRESS:	0281 GEARY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$57,500,000.00
APPLICANT'S OPINION:	$11,526,100.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5381
APPLICANT:	MACY'S WEST STORES, INC.
PARCEL NO.:	0314 013A
PARCEL ADDRESS:	0281 GEARY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$57,500,000.00
APPLICANT'S OPINION:	$3,903,954.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5382
APPLICANT:	MACY'S WEST STORES, INC.
PARCEL NO.:	0314 013
PARCEL ADDRESS:	0281 GEARY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$57,500,000.00
APPLICANT'S OPINION:	$11,756,612.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5486
APPLICANT:	MACY'S WEST STORES, INC.
PARCEL NO.:	0314 013
PARCEL ADDRESS:	0281 GEARY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$57,500,000.00
APPLICANT'S OPINION:	$11,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND SUPPLEMENTAL
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5506
APPLICANT:	BENNETT, MICHAEL
PARCEL NO.:	0314 013
PARCEL ADDRESS:	0281 GEARY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$20,088,484.00
APPLICANT'S OPINION:	$2,133,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0175
APPLICANT:	REISBAUM, MARK
PARCEL NO.:	3715 025
PARCEL ADDRESS:	0141 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,079,058.00
APPLICANT'S OPINION:	$23,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0377
APPLICANT:	LPF 50 GREEN INC
PARCEL NO.:	0111 002
PARCEL ADDRESS:	0050 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$45,900,000.00
APPLICANT'S OPINION:	$36,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0400
APPLICANT:	KILROY REALTY LP
PARCEL NO.:	3774 025
PARCEL ADDRESS:	0250 - 0250 BRANNAN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$36,530,000.00
APPLICANT'S OPINION:	$10,958,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0401
APPLICANT:	KILROY REALTY LP
PARCEL NO.:	3774 025
PARCEL ADDRESS:	0250 - 0250 BRANNAN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$36,530,000.00
APPLICANT'S OPINION:	$10,958,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0527
APPLICANT:	MACY'S WEST STORES, INC.
PARCEL NO.:	0314 013
PARCEL ADDRESS:	0281 GEARY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$20,118,509.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	3RD SUPPLEMENTAL
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1406
APPLICANT:	KILROY REALTY LP
PARCEL NO.:	3774 025
PARCEL ADDRESS:	0250 - 0250 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,005,812.00
APPLICANT'S OPINION:	$11,401,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3148
APPLICANT:	KILROY REALTY LP
PARCEL NO.:	3774 025
PARCEL ADDRESS:	0250 - 0250 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$37,260,600.00
APPLICANT'S OPINION:	$11,178,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, October 22, 2014
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5172
APPLICANT:	LI, WENXI
PARCEL NO.:	6326 001E
PARCEL ADDRESS:	0040 CIELITO DR,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$400,000.00
APPLICANT'S OPINION:	$340,888.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5173
APPLICANT:	LI, WENXI
PARCEL NO.:	6326 001E
PARCEL ADDRESS:	0040 CIELITO DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$408,000.00
APPLICANT'S OPINION:	$340,888.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0064
APPLICANT:	LOPEZ, ERIC
PARCEL NO.:	3522 069
PARCEL ADDRESS:	1621 - 1623 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$927,988.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1502
APPLICANT:	MANSFIELD, DEBORAH
PARCEL NO.:	1150 007
PARCEL ADDRESS:	0807 - 0809 LYON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,404,143.00
APPLICANT'S OPINION:	$1,114,834.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2244
APPLICANT:	WU, YU LIAN
PARCEL NO.:	2008 007
PARCEL ADDRESS:	1762 42ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$768,661.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2261
APPLICANT:	ZAVVARI, HOSSEIN
PARCEL NO.:	7055 007A
PARCEL ADDRESS:	0250 MONTANA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$415,000.00
APPLICANT'S OPINION:	$238,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2262
APPLICANT:	ZAVVARI, HOSSEIN
PARCEL NO.:	6997 007
PARCEL ADDRESS:	0363 BYXBEE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$703,000.00
APPLICANT'S OPINION:	$485,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, October 22, 2014, at 1:30 p.m.

Present: Ed Campaña, Mervin Conlan and Louisa Mendoza

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-5172	Wenxi Li	Submitted
2012-5173	Wenxi Li	Submitted
2013-1502	Deborah Mansfield	Submitted
2013-2244	Yu Lian Wu	Submitted
2013-2261	Hossein Zavvari	Submitted
2013-2262	Hossein Zavvari	Submitted

At the hour of 3:10 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 3:27 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-5172	Wenxi Li	A.V.Lowered (Board)
2012-5173	Wenxi Li	A.V.Lowered (Board)
2013-1502	Deborah Mansfield	Denied
2013-2244	Yu Lian Wu	A.V.Lowered (Board)
2013-2261	Hossein Zavvari	A.V.Lowered (Board)
2013-2262	Hossein Zavvari	Denied by a 2 to 1 vote, with member Mendoza dissenting.

The following listed applicant for change in the assessed valuation of property affecting the 2013 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-0064	Eric Lopez	Withdrawn

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There being no further business, the Board, at the hour of 3:32 p.m., recessed to reconvene Thursday, October 23, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, October 28, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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www.sfgov.org/aab

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 3 Hearing
Room 406, City Hall
Wednesday, October 22, 2014
5:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2426
APPLICANT:	CHAO, EVA
PARCEL NO.:	1103 012
PARCEL ADDRESS:	0054 TERRA VISTA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,510,497.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2975
APPLICANT:	CHIA, LIWEN
PARCEL NO.:	3755 110
PARCEL ADDRESS:	0168 - 0170 LANGTON ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$45,000.00
APPLICANT'S OPINION:	$35,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3004
APPLICANT:	RUXTON, MARGARET
PARCEL NO.:	0942 032
PARCEL ADDRESS:	2717 - 2719 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,080,970.00
APPLICANT'S OPINION:	$1,750,180.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3177
APPLICANT:	LE, TUAN
PARCEL NO.:	7108 042
PARCEL ADDRESS:	0037 FARALLONES ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$525,000.00
APPLICANT'S OPINION:	$417,984.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3340
APPLICANT:	GRYPHON TRUST
PARCEL NO.:	0627 006
PARCEL ADDRESS:	2224 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,632,625.00
APPLICANT'S OPINION:	$3,449,751.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3341
APPLICANT:	GRYPHON TRUST
PARCEL NO.:	0627 006
PARCEL ADDRESS:	2224 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,667,508.00
APPLICANT'S OPINION:	$2,812,239.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3342
APPLICANT:	GRYPHON TRUST
PARCEL NO.:	0627 006
PARCEL ADDRESS:	2224 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,760,858.00
APPLICANT'S OPINION:	$2,778,072.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3733
APPLICANT:	CLARKE, ANDREW
PARCEL NO.:	2627 011
PARCEL ADDRESS:	0080 SATURN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,300,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-4965
APPLICANT:	MADISON, CHESTER
PARCEL NO.:	4787 008A
PARCEL ADDRESS:	1240 SHAFTER AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$211,963.00
APPLICANT'S OPINION:	$30,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-4966
APPLICANT:	MADISON, CHESTER
PARCEL NO.:	4787 008
PARCEL ADDRESS:	1238 SHAFTER AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$222,560.00
APPLICANT'S OPINION:	$25,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-5015
APPLICANT:	KHROUSTALEVA, OLGA
PARCEL NO.:	2118 002B
PARCEL ADDRESS:	1917 16TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,000,000.00
APPLICANT'S OPINION:	$817,250.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 3 for the City and County of San Francisco on Wednesday, October 22, 2014, at 5:33 p.m.

Present: Kristine Nelson, Shawn Ridgell and Yosef Tahbazof

Quorum present

Chairperson: Yosef Tahbazof, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-2426	Eva Chao	Submitted
2013-2975	Liwen Chia	Submitted
2013-3177	Tuan Le	Submitted
2013-3340	Gryphon Trust	Administratively postponed at hearing
2013-3341	Gryphon Trust	Administratively postponed at hearing
2013-3342	Gryphon Trust	Administratively postponed at hearing

At the hour of 7:21 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 7:34 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-2426	Eva Chao	A.V. Lowered (Board)
2013-2975	Liwen Chia	A.V. Lowered (Board)
2013-3177	Tuan Le	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-3004	Margaret Ruxton	Withdrawn
2013-3733	Andrew Clarke	Withdrawn
2013-4965	Chester Madison	Postponed
2013-4966	Chester Madison	Postponed
2013-5015	Olga Khroustaleva	Withdrawn

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There being no further business, the Board, at the hour of 7:36 p.m., recessed to reconvene Tuesday, October 28, 2014, at 9:30 a.m.

Alistair Gibson
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, October 28, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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Room 406, City Hall
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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1098
APPLICANT:	SIMONI, RENEE
PARCEL NO.:	2719A003
PARCEL ADDRESS:	0115 GRAYSTONE TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,588,435.00
APPLICANT'S OPINION:	$1,450,645.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1114
APPLICANT:	CHEN, KENNETH
PARCEL NO.:	0987 019
PARCEL ADDRESS:	3559 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,449,668.00
APPLICANT'S OPINION:	$4,100,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1122
APPLICANT:	FREED, DIANE
PARCEL NO.:	6013 019
PARCEL ADDRESS:	4475 - 4477 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,401,619.00
APPLICANT'S OPINION:	$836,340.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1682
APPLICANT:	AZAR, NAIFEH
PARCEL NO.:	3114 045
PARCEL ADDRESS:	0715 - 0721 MONTEREY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,368,772.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1693
APPLICANT:	CRAWFORD, ZELTE
PARCEL NO.:	3556 035
PARCEL ADDRESS:	0219 - 0221 DOLORES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,514,573.00
APPLICANT'S OPINION:	$400,598.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1824
APPLICANT:	DOHERTY, FRANCES
PARCEL NO.:	4645 036
PARCEL ADDRESS:	0800 - 0810 INNES AVE, #2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$508,079.00
APPLICANT'S OPINION:	$308,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1825
APPLICANT:	DOHERTY, FRANCES
PARCEL NO.:	4645 035
PARCEL ADDRESS:	0800 - 0810 INNES AVE, #1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$433,143.00
APPLICANT'S OPINION:	$248,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1826
APPLICANT:	DOHERTY, FRANCES
PARCEL NO.:	4645 037
PARCEL ADDRESS:	0800 - 0810 INNES AVE, #3
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$439,843.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1831
APPLICANT:	DELANEY, CHRISTOPHER
PARCEL NO.:	4653 028
PARCEL ADDRESS:	0983V INNES AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,474.00
APPLICANT'S OPINION:	$60,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1832
APPLICANT:	DELANEY, CHRISTOPHER
PARCEL NO.:	4653 029
PARCEL ADDRESS:	0981V INNES AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,474.00
APPLICANT'S OPINION:	$60,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1925
APPLICANT:	DR INDUSTRIAL PARTNERS, LLC
PARCEL NO.:	3987 008
PARCEL ADDRESS:	1045 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,175,992.00
APPLICANT'S OPINION:	$652,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2202
APPLICANT:	US BANK
PARCEL NO.:	3582 066
PARCEL ADDRESS:	0441 - 0443 CASTRO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,462,651.00
APPLICANT'S OPINION:	$731,326.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2306
APPLICANT:	USA SF SELF STORAGE, DST
PARCEL NO.:	3513 080
PARCEL ADDRESS:	0190 - 0198 OTIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,935,258.00
APPLICANT'S OPINION:	$13,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2760
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	1177 025
PARCEL ADDRESS:	0644 - 0668 LYON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,886,479.00
APPLICANT'S OPINION:	$3,250,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2762
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	1749 007
PARCEL ADDRESS:	1233 ARGUELLO BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,034,422.00
APPLICANT'S OPINION:	$1,754,800.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, October 23, 2014, at 9:30 a.m.

Present: Mervin Conlan, John Lee and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2013 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-1098	Renee Simoni	Postponed at Hearing

The following listed applicants for change in the assessed valuation of property affecting the 2013 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-1114	Kenneth Chen	Withdrawn
2013-1122	Diane Freed	Withdrawn
2013-1682	Naifeh Azar	Withdrawn
2013-1693	Zelte Crawford	Withdrawn
2013-1824	Frances Doherty	Withdrawn
2013-1825	Frances Doherty	Withdrawn
2013-1826	Frances Doherty	Withdrawn
2013-1831	Christopher Delaney	Withdrawn
2013-1832	Christopher Delaney	Withdrawn
2013-1925	DR Industrial Partners, LLC	Postponed
2013-2202	US Bank	Withdrawn
2013-2306	USA SF Self Storage, DST	Withdrawn
2013-2760	Raul Arriaza	Withdrawn
2013-2762	Raul Arriaza	Withdrawn

There being no further business, the Board, at the hour of 9:57 a.m., recessed to reconvene Friday, October 24, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, October 28, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, October 23, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0902
APPLICANT:	SUNHILL ENTERPRISES
PARCEL NO.:	1434 020
PARCEL ADDRESS:	3842 - 3854 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,159,990.00
APPLICANT'S OPINION:	$2,496,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0926
APPLICANT:	LU, LEE MEI TRUST
PARCEL NO.:	2406 040
PARCEL ADDRESS:	2418 20TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,178,900.00
APPLICANT'S OPINION:	$1,307,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0989
APPLICANT:	WONG, ROGER
PARCEL NO.:	3596 097
PARCEL ADDRESS:	0827 VALENCIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,635,093.00
APPLICANT'S OPINION:	$1,064,100.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0999
APPLICANT:	GOLDEN AGE INVESTMENTS
PARCEL NO.:	1063 019
PARCEL ADDRESS:	3400 - 3420 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,811,090.00
APPLICANT'S OPINION:	$2,887,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1132
APPLICANT:	OIL CHANGERS (LESSEE)
PARCEL NO.:	3502 108
PARCEL ADDRESS:	0198 VALENCIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,142,033.00
APPLICANT'S OPINION:	$685,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1162
APPLICANT:	NAZ AUTO SERVICES, INC.
PARCEL NO.:	2623 006
PARCEL ADDRESS:	0376 CASTRO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,315,961.00
APPLICANT'S OPINION:	$1,390,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1173
APPLICANT:	IVY JERRY SEPARATE PROP REV TR
PARCEL NO.:	4295 003
PARCEL ADDRESS:	0901 - 0971 25TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,820,491.00
APPLICANT'S OPINION:	$1,184,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1532
APPLICANT:	CARLIN FAMILY TRUST
PARCEL NO.:	0941 006
PARCEL ADDRESS:	2823 BAKER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,849,971.00
APPLICANT'S OPINION:	$1,110,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1533
APPLICANT:	CARLIN VALENCIA STREET, LLC
PARCEL NO.:	3533 010
PARCEL ADDRESS:	0286 VALENCIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,368,089.00
APPLICANT'S OPINION:	$2,021,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1581
APPLICANT:	DAQUISTO, JOHN
PARCEL NO.:	1384 002
PARCEL ADDRESS:	0221 24TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,242,153.00
APPLICANT'S OPINION:	$1,346,080.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1591
APPLICANT:	GLIMIDAKIS FAMILY TRUST
PARCEL NO.:	1051 038
PARCEL ADDRESS:	1750 DIVISADERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,939,108.00
APPLICANT'S OPINION:	$1,911,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1592
APPLICANT:	LAU HOCK FEN INVESTMENT USA
PARCEL NO.:	1439 056
PARCEL ADDRESS:	4300 - 4306 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,453,532.00
APPLICANT'S OPINION:	$1,472,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1764
APPLICANT:	BPBH LIMITED PARTNERSHIP
PARCEL NO.:	3609 118
PARCEL ADDRESS:	2460 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,322,934.00
APPLICANT'S OPINION:	$3,193,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1765
APPLICANT:	IVY JERRY SEPARATE PROP REV TR
PARCEL NO.:	4294 003
PARCEL ADDRESS:	1001 - 1061 25TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,769,223.00
APPLICANT'S OPINION:	$1,062,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1975
APPLICANT:	2988 PACIFIC LTD PARTNERSHIP
PARCEL NO.:	0963 010
PARCEL ADDRESS:	2988 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,320,667.00
APPLICANT'S OPINION:	$2,593,860.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, OCTOBER 24, 2014
9:30 AM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session with legal counsel to review and finalize the Board's decision and statement of findings of fact for the below listed TIC appeal application, and to take possible action on the application at issue (pursuant to Revenue and Taxation code sections 1605.4):

A.

APPLICATION:	**2012-1102**
APPLICANT:	David B. Rea
PARCEL NO.:	1405 050
PARCEL ADDRESS:	6641-6647 California Street,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,751,024
APPLICANT'S OPINION:	$1,600,000
ASSESSOR'S VALUE @ HEARING:	$2,460,000
BOARD DECISION:	$2,000,000
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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Paunawa: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay Joy Lamug sa (415) 554-7712.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

*** Public comment will be taken on every item on the agenda.**

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, October 24, 2014, at 12:08 p.m.

Present: John Lee, Ed Campaña and Joseph Tham

Quorum present

Chairperson: John Lee, Presiding

Deputy City Attorney Zachary Porianda

With no public present for comment, the Board went into closed session with legal counsel at the hour of 12:12 p.m. to review and finalize the Findings of Fact for the below listed application, as requested by the Applicant.

At the hour of 1:20 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-1102	David B. Rea	Findings of Fact were approved and signed by the Board.

There being no further business, the Board, at the hour of 1:25 p.m. recessed to reconvene Monday, October 27, 2014, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on Monday, October 27, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, October 27, 2014
9:30 AM

The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4151
APPLICANT:	AUTODESK, INC.
PARCEL NO.:	2012203409
PARCEL ADDRESS:	0001 MARKET LANDMARK BLDG, 0500
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$15,603,429.00
APPLICANT'S OPINION:	$7,700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1315
APPLICANT:	NORDSTROM INCORPORATED
PARCEL NO.:	7296 006
PARCEL ADDRESS:	0285 WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,257,934.00
APPLICANT'S OPINION:	$14,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
OCT 22 2014
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1753
APPLICANT:	THE ART INSTITUTE OF CALIFORNIA SAN FRANCISCO
PARCEL NO.:	2013214008
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$14,365,179.00
APPLICANT'S OPINION:	$3,300,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1785
APPLICANT:	AUTODESK, INC.
PARCEL NO.:	2013213598
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$16,842,880.00
APPLICANT'S OPINION:	$8,400,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1786
APPLICANT:	AUTODESK, INC.
PARCEL NO.:	2013220622
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,439,592.00
APPLICANT'S OPINION:	$3,200,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1787
APPLICANT:	AUTODESK, INC.
PARCEL NO.:	2013220621
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,068,347.00
APPLICANT'S OPINION:	$535,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1918
APPLICANT:	HD SUPPLY COMPANY
PARCEL NO.:	4570 023
PARCEL ADDRESS:	0200 JENNINGS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,835,277.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2327
APPLICANT:	KOLIATSIS, THEODORAS
PARCEL NO.:	1541 042
PARCEL ADDRESS:	3953 GEARY BLVD,
TOPIC:	
CURRENT ASSESSMENT:	$1,886,582.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2418
APPLICANT:	SUE MILLS, INC.
PARCEL NO.:	3550 020
PARCEL ADDRESS:	1830 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,820,261.00
APPLICANT'S OPINION:	$4,365,624.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2419
APPLICANT:	SAVE MART
PARCEL NO.:	7255 002
PARCEL ADDRESS:	1595 SLOAT BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,894,353.00
APPLICANT'S OPINION:	$9,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2420
APPLICANT:	SAVE MART
PARCEL NO.:	1175 031
PARCEL ADDRESS:	1780 - 1790 FULTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,071,986.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2421
APPLICANT:	SAVE MART
PARCEL NO.:	1175 168
PARCEL ADDRESS:	1750 FULTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,318,220.00
APPLICANT'S OPINION:	$9,299,058.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2428
APPLICANT:	CHANG, CYNTHIA
PARCEL NO.:	3093 014
PARCEL ADDRESS:	0568 - 0572 MONTEREY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,095,718.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2429
APPLICANT:	KO, JACKIE
PARCEL NO.:	1456 042
PARCEL ADDRESS:	2345 - 2347 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,581,400.00
APPLICANT'S OPINION:	$1,120,728.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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翻譯 必須在會議前最少四十八小時提出要求請電 (415) 554-7719

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, October 27, 2014, at 9:30 a.m.

Present: Daniel Hershkowitz, John Lee and Joseph Tham

Quorum present

Chairperson: John Lee, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2013 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-1918	HD Supply Company	Submitted

7/14

At the hour of 10:53 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 11:07 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-1918	HD Supply Company	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2013 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-1753	The Art Institute of California	Denied-No Show
2013-2327	Theodoras Koliatsis	Denied-No Show
2013-2429	Jackie Ko	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the 2013 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-4151	Autodesk, Inc.	Postponed
2013-1315	Nordstrom Incorporated	Withdrawn
2013-1785	Autodesk, Inc.	Postponed
2013-1786	Autodesk, Inc.	Postponed
2013-1787	Autodesk, Inc.	Postponed
2013-2418	Sue Mills, Inc.	Withdrawn

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Appeal No.	**Name**	**Disposition (continued)**
2013-2419	Save Mart	Withdrawn
2013-2420	Save Mart	Withdrawn
2013-2421	Save Mart	Withdrawn
2013-2428	Cynthia Chang	Withdrawn

There being no further business, the Board, at the hour of 11:12 a.m., recessed to reconvene Tuesday, October 28, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, November 3, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, October 27, 2014
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2350
APPLICANT:	LEICHTLING AND STERN FAMILY TRUST
PARCEL NO.:	0660 071
PARCEL ADDRESS:	0019 WILMOT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$680,316.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0901
APPLICANT:	CHEN, MICHELLE
PARCEL NO.:	0728 094
PARCEL ADDRESS:	1864A ELLIS ST, 41
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$520,632.00
APPLICANT'S OPINION:	$380,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1286
APPLICANT:	PANASCI, MARGARITA
PARCEL NO.:	1015 033
PARCEL ADDRESS:	3983 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,714,903.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1319
APPLICANT:	MALEKAR, SHIRISH
PARCEL NO.:	0546 065
PARCEL ADDRESS:	1572 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,641,326.00
APPLICANT'S OPINION:	$1,385,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1607
APPLICANT:	DAVID, ROBERT
PARCEL NO.:	0465A011
PARCEL ADDRESS:	0135 AVILA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,691,158.00
APPLICANT'S OPINION:	$1,750,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1750
APPLICANT:	VERECZKEY, ERIK
PARCEL NO.:	0868 060
PARCEL ADDRESS:	0258 HERMANN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$800,000.00
APPLICANT'S OPINION:	$629,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2278
APPLICANT:	MITCHELL, GLADYNE
PARCEL NO.:	0601C004
PARCEL ADDRESS:	2000 WASHINGTON ST, #004
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,045,742.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2288
APPLICANT:	LEICHTLING, JONATHAN
PARCEL NO.:	0660 071
PARCEL ADDRESS:	0019 WILMOT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,640,127.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2360
APPLICANT:	CONWAY, BRIAN
PARCEL NO.:	3789 827
PARCEL ADDRESS:	0239 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,246,704.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Paunawa: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay Joy Lamug sa (415) 554-7712.

翻譯 必須在會議前最少四十八小時提出要求請電 (415) 554-7719

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, October 27, 2014, at 1:30 p.m.

Present: Diane Robinson, Joseph Tham and Eugene Valla

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2013 assessment roll year being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0901	Michelle Chen	Submitted
2013-1286	Margarita Panasci	Submitted
2013-1319	Shirish Malekar	Submitted
2013-2278	Robert David	Submitted

At the hour of 3:57 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 4:05 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0901	Michelle Chen	A.V.Lowered (Board)
2013-1286	Margarita Panasci	A.V.Lowered (Board)
2013-1319	Shirish Malekar	A.V.Lowered (Board)
2013-2278	Robert David	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2350	Leichtling and Stern Family Trust	Postponed
2013-1750	Erik Vereczkey	Postponed
2013-2278	Gladyne Mitchell	Postponed
2013-2288	Jonathan Leichtling	Postponed
2013-2360	Brian Conway	Withdrawn

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There being no further business, the Board, at the hour of 4:07 p.m., recessed to reconvene Wednesday, October 29, 2014, at 9:30 a.m.

Alistair Gibson
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, December 3, 2014

Angela Calvillo
Clerk of the Board of Supervisors

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 3 for the City and County of San Francisco on Tuesday, October 28, 2014, at 9:34 a.m.

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Present: Angela Cheung, Kristine Nelson and Yosef Tahbazof

Quorum present

Chairperson: Yosef Tahbazof, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2013 assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-1016	Ernest Sherman	Submitted
2013-1046	Van Beek Family 2007 Trust	Submitted
2013-1160	Broydo Family Trust	Submitted
2013-1538	Wolfe Brown Bandelier	Submitted
2013-1648	Suthida Chea	Submitted
2013-1175	Matthew Lodge	Submitted

At the hour of 11:13 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:17a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-1016	Ernest Sherman	A.V. Lowered (Board)
2013-1046	Van Beek Family 2007 Trust	Verbal Stipulation Approved
2013-1160	Broydo Family Trust	A.V. Lowered (Board)
2013-1538	Wolfe Brown Bandelier	A.V. Lowered (Board)
2013-1648	Suthida Chea	A.V. Lowered (Board)
2013-1175	Matthew Lodge	Denied

The following listed applicants for change in the assessed valuation of property affecting the 2013 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0754	Glenn Gilliam	Postponed
2013-0758	David Sullivan	Postponed
2013-0764	Charles Cheng	Postponed
2013-0887	Yunill An	Postponed
2013-0893	Anuj Varma	Withdrawn
2013-0895	Richard Harper	Postponed
2013-0896	Lance Lee	Postponed
2013-0991	Hebel Living Trust	Withdrawn

2013-0992	Blanz Revocable Trust	Postponed
2013-1138	J F Holdings LLC	Postponed
2013-1139	Marion Weinreb	Postponed
2013-1158	Jesse Feigenbaum	Postponed
2013-1159	Roy Cohen	Postponed
2013-1161	Mark Thomas	Postponed
2013-1531	Bing Xia	Withdrawn
2013-1534	David Jay Morgan	Withdrawn
2013-1537	Louis Ptacek	Postponed
2013-1660	Vincent Lee	Withdrawn
2013-1661	Lee Mathew Douglas	Withdrawn
2013-1766	Richard Tavernetti	Postponed
2013-1772	Toyu Yazaki	Withdrawn
2013-1773	Neil Hammer	Withdrawn
2013-1774	Ana Lucia Evans	Withdrawn
2013-1888	Nvi Investments	Withdrawn
2013-1964	Fang Da Properties, Inc & Bush	Postponed
2013-1965	Fang Da Properties, Inc & Bush	Postponed
2013-1966	Fang Da Properties, Inc & Bush	Postponed
2013-1967	Fang Da Properties, Inc & Bush	Postponed
2013-1969	Harry Litke	Withdrawn
2013-1970	Armenante Family 2000 Trust	Postponed
2013-1976	Paul Nazarian	Postponed
2013-1977	Fang Da Camino Del Mar LLC	Withdrawn
2013-1979	Tatyana Afanasyeva	Postponed
2013-1983	Frank Green	Postponed
2013-1984	Jayaben Patel	Withdrawn
2013-2467	Lisa Bailey	Withdrawn
2013-2666	Tony Fong	Withdrawn
2013-2934	Judy Wade	Postponed

There being no further business, the Board, at the hour of 11:19 a.m., recessed to reconvene Tuesday, October 28, 2014, at 1:30 p.m.

Alistair Gibson
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, January 28, 2015

Angela Calvillo
Clerk of the Board of Supervisors

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, October 28, 2014, at 1:30 p.m.

Present: Ed Campaña, Mervin Conlan and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2013 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0659	Julio Monteza	Submitted
2013-0877	Robyn Chan	Submitted
2013-0977	Thomas Carlson	Submitted
2013-1232	Troy Thornton	Submitted
2013-1642	Jim Deleon	Submitted
2013-1821	Karin Greier	Submitted

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At the hour of 4:07 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 4:20 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0659	Julio Monteza	A.V.Lowered (Board)
2013-0877	Robyn Chan	A.V.Lowered (Board)
2013-0977	Thomas Carlson	A.V.Lowered (Board)
2013-1232	Troy Thornton	A.V.Lowered (Board)
2013-1642	Jim Deleon	A.V.Lowered (Board)
2013-1821	Karin Greier	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2013 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0872	Lassanna Karrim	Postponed
2013-1801	Gaurav Marwaha	Withdrawn

There being no further business, the Board, at the hour of 4:25 p.m., recessed to reconvene Wednesday, October 29, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, October 29, 2014

Angela Calvillo
Clerk of the Board of Supervisors

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, October 29, 2014 at 9:38 a.m.

Present: Diane Robinson, Eugene Valla and Mark Watts

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicant for changed assessment affecting the 2011 and 2012 supplemental assessment roll being present, the Board heard closing arguments from both parties on the legal matter pertaining to the change of ownership at issue in the below listed applications. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-4980	Eduardo Campos	Submitted
2012-4981	Eduardo Campos	Submitted

At the hour of 9:57 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 10:07 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-4980	Eduardo Campos	Board ruled in favor of Applicant by determining that a 100% transfer occurred on May 26, 2010; as a result, the April 18, 2012 change in ownership was deemed to be a non-reassessable event, and the 2011 and 2012 supplemental assessments will, therefore, be cancelled.
2012-4981	Eduardo Campos	Same as above.

There being no further business, the Board, at the hour of 10:04 a.m., recessed to reconvene Wednesday, October 29, 2014 at 10:30 a.m.

Alistair Gibson
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, November 12, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, October 29, 2014 at 10:30 a.m.

Present: Diane Robinson, Eugene Valla and Mark Watts

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicant for changed assessment affecting the 2011 and 2012 supplemental assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-4980	Eduardo Campos	Hearing cancelled due to earlier Board decision regarding the reassessment for April 18, 2012 change in ownership.
2012-4981	Eduardo Campos	Same as above.

There being no further business, the Board, at the hour of 10:55 a.m., recessed to reconvene Thursday, October 30, 2014 at 9:30 a.m.

Alistair Gibson
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, November 12, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, October 29, 2014, at 1:30 p.m.

Present: Ed Campaña, Mervin Conlan and Richard Lee

Quorum present

Chairperson: Ed Campaña, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2008 and 2010 assessment roll years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5717	Henry Fung	Denied-No Show
2011-5718	Henry Fung	Denied-No Show

29/14

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5041	Public Storage Inc.	Withdrawn
2011-5042	Public Storage Inc.	Withdrawn
2011-5043	Public Storage Inc.	Withdrawn
2011-5044	Public Storage Inc.	Withdrawn
2011-5730	SST Investments LLC	Postponed
2011-6194	American Multi-Cinema Inc.	Postponed
2011-6195	American Multi-Cinema Inc.	Postponed
2011-6196	American Multi-Cinema Inc.	Postponed
2011-6197	American Multi-Cinema Inc.	Postponed
2012-3998	Nomura CDO 2007-2 Multif B	Postponed

There being no further business, the Board, at the hour of 1:45 p.m., recessed to reconvene Monday, November 3, 2014 at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, November 4, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, November 3, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2386
APPLICANT:	DOHENY-VIDOVICH PARTNERS
PARCEL NO.:	3912 001
PARCEL ADDRESS:	0045 RHODE ISLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,056,313.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2387
APPLICANT:	DOHENY-VIDOVICH PARTNERS
PARCEL NO.:	3912 003
PARCEL ADDRESS:	0025 DIVISION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,225,263.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1814
APPLICANT:	LITKE, JEFFREY
PARCEL NO.:	1018 012
PARCEL ADDRESS:	3657 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,025,586.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1816
APPLICANT:	LITKE, JEFFREY
PARCEL NO.:	1018 020
PARCEL ADDRESS:	3637 - 3641 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,222,386.00
APPLICANT'S OPINION:	$3,200,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2432
APPLICANT:	DOHENY VIDOVICH PARTNERS
PARCEL NO.:	3912 003
PARCEL ADDRESS:	0025 DIVISION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,389,767.00
APPLICANT'S OPINION:	$2,800,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2433
APPLICANT:	DOHENY VIDOVICH PARTNERS
PARCEL NO.:	3912 001
PARCEL ADDRESS:	0045 RHODE ISLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,097,438.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2754
APPLICANT:	183 TOWNSEND CORP
PARCEL NO.:	5264 049
PARCEL ADDRESS:	0500 SELBY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,112,892.00
APPLICANT'S OPINION:	$5,965,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2755
APPLICANT:	CENTRAL 99 INVESTMENTS LLC
PARCEL NO.:	5249 001
PARCEL ADDRESS:	0201 TOLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,086,340.00
APPLICANT'S OPINION:	$4,239,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2756
APPLICANT:	11TH STREET PROPERTY LLC
PARCEL NO.:	6048 013
PARCEL ADDRESS:	2798 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$957,434.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2927
APPLICANT:	ARTHUR GALLAGHER & CO.
PARCEL NO.:	2013217766
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,074,950.00
APPLICANT'S OPINION:	$1,452,465.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-4491
APPLICANT:	AMBER INDIA CORP.
PARCEL NO.:	2014900171
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,762,440.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-4492
APPLICANT:	AMBER INDIA CORP.
PARCEL NO.:	2014900170
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,757,514.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-4493
APPLICANT:	AMBER INDIA CORP.
PARCEL NO.:	2014900169
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,734,413.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2013-4494
APPLICANT:	AMBER INDIA CORP.
PARCEL NO.:	2014900168
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$1,669,671.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements
Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access
Assessment appeal hearings are usually held in Room 406 at City Hall, 1 Dr. Carlton B. Goodlett Place, in San Francisco. City Hall is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister.

Assistive listening devices are available upon request at the Clerk of the Board's Office, Room 244. To request sign language interpreters, readers, large print agendas or other accommodations, please contact Wilson Ng at (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

Language Interpreters
Requests must be received at least 48 hours in advance of a meeting to help ensure availability. Contact Peggy Nevin at (415) 554-5184.

AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Derek Evans (415) 554-7702.

Paunawa: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay Joy Lamug sa (415) 554-7712.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, November 3, 2014, at 9:30 a.m.

Present: Mervin Conlan, John Lee and Scott Spertzel

Quorum present

Chairperson: John Lee, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2013 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-2927	Arthur Gallagher & Co.	Postponed at Hearing

The following listed applicant for change in the assessed valuation of property affecting the 2013 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-2756	11th Street Property LLC	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various assessment rolls having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-2386	Doheny-Vidovich Partners	Withdrawn
2012-2387	Doheny-Vidovich Partners	Withdrawn
2013-1814	Jeffrey Litke	Withdrawn
2013-1816	Jeffrey Litke	Withdrawn
2013-2432	Doheny-Vidovich Partners	Withdrawn
2013-2433	Doheny-Vidovich Partners	Withdrawn
2013-2754	183 Townsend Corp	Postponed
2013-2755	Central 99 Investments LLC	Postponed
2013-4491	Amber India Corp	Postponed
2013-4492	Amber India Corp	Postponed
2013-4493	Amber India Corp	Postponed
2013-4494	Amber India Corp	Postponed

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There being no further business, the Board, at the hour of 9:52 a.m., recessed to reconvene Tuesday, November 4, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, November 12, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, November 4, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1099
APPLICANT:	SIMONI, RENEE
PARCEL NO.:	2826 040
PARCEL ADDRESS:	0625 BURNETT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,528,633.00
APPLICANT'S OPINION:	$1,350,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1850
APPLICANT:	WONG, CINDY
PARCEL NO.:	7260 033
PARCEL ADDRESS:	0260 GELLERT DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,807,394.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1853
APPLICANT:	LEVY, BENJAMIN
PARCEL NO.:	1361 075
PARCEL ADDRESS:	3905 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,393,590.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1855
APPLICANT:	COLE, DAVID
PARCEL NO.:	1546 023
PARCEL ADDRESS:	0572 04TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,622,483.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1857
APPLICANT:	LIBERTY, ANNETTE
PARCEL NO.:	1541 022
PARCEL ADDRESS:	1232 - 1234 ANZA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,240,729.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1858
APPLICANT:	MOMIROV REVOC TRUST
PARCEL NO.:	0955 008
PARCEL ADDRESS:	2806 - 2808 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,118,313.00
APPLICANT'S OPINION:	$4,800,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2473
APPLICANT:	MARWELL, EVAN
PARCEL NO.:	1355 044
PARCEL ADDRESS:	0006 PRESIDIO TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,779,037.00
APPLICANT'S OPINION:	$6,979,498.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2911
APPLICANT:	GILLISS, KRISTIN
PARCEL NO.:	1082 034
PARCEL ADDRESS:	2653 POST ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$542,000.00
APPLICANT'S OPINION:	$485,971.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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請電 (415) 554-7719

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, November 4, 2014, at 1:30 p.m.

Present: Ed Campaña, Mervin Conlan and Diana Daniel

Quorum present

Chairperson: Ed Campaña, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2013 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-1099	Renee Simoni	Submitted
2013-1850	Cindy Wong	Submitted
2013-1853	Benjamin Levy	Submitted
2013-1855	David Cole	Submitted
2013-1857	Annette Liberty	Withdrawn at Hearing
2013-1858	Momirov Revoc Trust	Submitted

At the hour of 3:37 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 3:53 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-1099	Renee Simoni	Denied
2013-1850	Cindy Wong	A.V.Lowered (Board)
2013-1853	Benjamin Levy	A.V.Lowered (Board)
2013-1855	David Cole	A.V.Lowered (Board)
2013-1858	Momirov Revoc Trust	A.V.Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-2911	Kristin Gilliss	Denied-No Show

The following listed applicant for change in the assessed valuation of property affecting the 2013 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-2473	Evan Marwell	Postponed

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There being no further business, the Board, at the hour of 3:58 p.m., recessed to reconvene Thursday, November 6, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, November 12, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, November 6, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0821
APPLICANT:	REA, DAVID
PARCEL NO.:	1405 050
PARCEL ADDRESS:	6641 - 6647 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,806,038.00
APPLICANT'S OPINION:	$1,550,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1846
APPLICANT:	GROUP SPY, LLC
PARCEL NO.:	3916 009
PARCEL ADDRESS:	0320 - 0380 15TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,150,322.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	POSTPONED

DATE POSTED
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4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1847
APPLICANT:	ANCHOR LLC
PARCEL NO.:	5414 021
PARCEL ADDRESS:	1790 YOSEMITE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,546,888.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1848
APPLICANT:	O'DONOGHUE, JAMES
PARCEL NO.:	5405 023
PARCEL ADDRESS:	0157V APOLLO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$373,330.00
APPLICANT'S OPINION:	$150,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2821
APPLICANT:	COMPASS TWO LLC
PARCEL NO.:	2013900963
PARCEL ADDRESS:	00801 FONT BLVD,
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$417,138.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2822
APPLICANT:	COMPASS TWO LLC
PARCEL NO.:	2013400216
PARCEL ADDRESS:	0801 FONT BLVD,
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$201,444.00
APPLICANT'S OPINION:	$551,050.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2823
APPLICANT:	ADIDAS PROMOTIONAL RETAIL
PARCEL NO.:	2013400311
PARCEL ADDRESS:	00845 MARKET ST, #121
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$987,987.00
APPLICANT'S OPINION:	$610,921.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2824
APPLICANT:	MATCH.COM LLC
PARCEL NO.:	2013442615
PARCEL ADDRESS:	0139 TOWNSEND ST, #0500
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$35,337.00
APPLICANT'S OPINION:	$146,173.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2825
APPLICANT:	VOLUME SERVICES INC
PARCEL NO.:	2013400197
PARCEL ADDRESS:	0024 WILLIE MAYS PLZ,
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$1,200,736.00
APPLICANT'S OPINION:	$778,136.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2826
APPLICANT:	DUFF & PHELPS LLC
PARCEL NO.:	2013400317
PARCEL ADDRESS:	0345 CALIFORNIA ST, #2100
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$257,847.00
APPLICANT'S OPINION:	$170,047.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2827
APPLICANT:	COMPASS ONE LLC
PARCEL NO.:	2013443209
PARCEL ADDRESS:	1155 BATTERY ST,
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$8,571.00
APPLICANT'S OPINION:	$6,837.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2828
APPLICANT:	COMPASS ONE LLC
PARCEL NO.:	2013442040
PARCEL ADDRESS:	0211 MAIN ST,
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$22,903.00
APPLICANT'S OPINION:	$13,114.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2829
APPLICANT:	SAFETY KLEEN SYSTEMS INC
PARCEL NO.:	2013440204
PARCEL ADDRESS:	VARIOUS LOCATIONS,
TOPIC:	Penalty Assessment
CURRENT ASSESSMENT:	$152,202.00
APPLICANT'S OPINION:	$133,876.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, November 6, 2014, at 9:30 a.m.

Present: Louisa Mendoza, Scott Spertzel and Joseph Tham

Quorum present

Chairperson: Scott Spertzel, Presiding

Deputy City Attorney Zachary A. Porianda

The following listed applicants for change in the assessed valuation of property affecting the 2013 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0821	David Rea	Submitted
2013-1847	ANCHOR LLC	Submitted

At the hour of 11:37 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:58 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0821	David Rea	Submitted
2013-1847	ANCHOR LLC	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-1846	Group Spy, LLC	Postponed
2013-1848	James O'Donoghue	Postponed
2013-2821	Compass Two LLC	Postponed
2013-2822	Compass Two LLC	Postponed
2013-2823	Adidas Promotional Retail	Postponed
2013-2824	Match.com LLC	Postponed
2013-2825	Volume Services Inc.	Postponed
2013-2826	Duff & Phelps LLC	Postponed
2013-2827	Compass One LLC	Postponed
2013-2828	Compass One LLC	Postponed
2013-2829	Safety Kleen Systems Inc.	Postponed

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There being no further business, the Board, at the hour of 12:02 p.m., recessed to reconvene Wednesday, November 12, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, November 20, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, November 10, 2014
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5379
APPLICANT:	MACY'S WEST STORES, INC.
PARCEL NO.:	0314 013A
PARCEL ADDRESS:	0281 GEARY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$57,500,000.00
APPLICANT'S OPINION:	$3,827,407.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5380
APPLICANT:	MACY'S WEST STORES, INC.
PARCEL NO.:	0314 013
PARCEL ADDRESS:	0281 GEARY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$57,500,000.00
APPLICANT'S OPINION:	$11,526,100.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5381
APPLICANT:	MACY'S WEST STORES, INC.
PARCEL NO.:	0314 013A
PARCEL ADDRESS:	0281 GEARY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$57,500,000.00
APPLICANT'S OPINION:	$3,903,954.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5382
APPLICANT:	MACY'S WEST STORES, INC.
PARCEL NO.:	0314 013
PARCEL ADDRESS:	0281 GEARY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$57,500,000.00
APPLICANT'S OPINION:	$11,756,612.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5486
APPLICANT:	MACY'S WEST STORES, INC.
PARCEL NO.:	0314 013
PARCEL ADDRESS:	0281 GEARY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$57,500,000.00
APPLICANT'S OPINION:	$11,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0527
APPLICANT:	MACY'S WEST STORES, INC.
PARCEL NO.:	0314 013
PARCEL ADDRESS:	0281 GEARY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$20,118,509.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	3RD SUPPLEMENTAL

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* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, November 10, 2014, at 9:33 a.m.

Present: Edward Campaña, Mervin Conlan and Yosef Tahbazof

Quorum present

Chairperson: Edward Campaña, Presiding

With the following listed applicant for change in the assessed valuation of property affecting the 2011/2012 supplemental roll year being present, the Board heard evidence and testimony from Jack Cahill, attorney for the applicant, and Chris Carneghi and Tim Runde of Carneghi-Blum & Parnters, Inc., appraisers for the applicant.

The Board also heard evidence and testimony from Assessor's representatives Julie Wu and Concepcion Vindell, and from Deputy City Attorney Carole Ruwart, legal counsel for the Assessor. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-5379	Macy's West Stores, Inc.	Continued to 1:00 p.m.
2012-5380	Macy's West Stores, Inc.	Rejected as Invalid; superceded by application #2012-5486
2012-5381	Macy's West Stores, Inc.	Continued to 1:00 p.m.
2012-5382	Macy's West Stores, Inc.	Continued to 1:00 p.m.
2012-5486	Macy's West Stores, Inc.	Continued to 1:00 p.m.
2013-0527	Macy's West Stores, Inc.	Rejected as Invalid; duplicate of application #2012-5506

RECESS

The Board, at the hour of 12:00 p.m., recessed to reconvene at 1:00 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:03 p.m.

Present: Edward Campaña, Mervin Conlan and Yosef Tahbazof

Quorum present

Chairperson: Edward Campaña, Presiding

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With the same parties present from the morning session, the Board heard Taxpayer's cross-examination of the Assessor, followed by rebuttal and closing arguments from both parties. The Board then took certain action, as specified under this date, on the original of the respective applications

Appeal No.	Name	Disposition
2012-5379	Macy's West Stores, Inc.	Submitted
2012-5381	Macy's West Stores, Inc.	Submitted
2012-5382	Macy's West Stores, Inc.	Submitted
2012-5486	Macy's West Stores, Inc.	Submitted

At the hour of 2:18 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 2:42 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-5379	Macy's West Stores, Inc.	A.V. Lowered (Board)
2012-5381	Macy's West Stores, Inc.	A.V. Lowered (Board)
2012-5382	Macy's West Stores, Inc.	A.V. Lowered (Board)
2012-5486	Macy's West Stores, Inc.	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 2:46 p.m., recessed to reconvene Wednesday, November 12, 2014, at 1:30 p.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on Thursday, November 13, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, November 12, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1271
APPLICANT:	MCNULTY FAMILY LIVING TRUST
PARCEL NO.:	0960 009
PARCEL ADDRESS:	0045 NORMANDIE TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,075,535.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1863
APPLICANT:	CHAN, LILLIAN
PARCEL NO.:	2451 006G
PARCEL ADDRESS:	2626 46TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$705,876.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1864
APPLICANT:	COHEN, JORDAN
PARCEL NO.:	3628 016
PARCEL ADDRESS:	3832-3836 23RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,767,993.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2076
APPLICANT:	O'BOYLE, JOHN
PARCEL NO.:	4038 052
PARCEL ADDRESS:	1217 18TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$766,314.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2340
APPLICANT:	MARROQUIN, DAVID
PARCEL NO.:	8704 141
PARCEL ADDRESS:	0300 BERRY ST, # 723
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$763,394.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2600
APPLICANT:	LEHMANN 2009 FAMILY TRUST
PARCEL NO.:	1304 015
PARCEL ADDRESS:	0025 SCENIC WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,166,775.00
APPLICANT'S OPINION:	$2,900,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3043
APPLICANT:	CHEUNG, WAI
PARCEL NO.:	4711 182
PARCEL ADDRESS:	0014 LAS VILLAS CT,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$390,000.00
APPLICANT'S OPINION:	$233,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3333
APPLICANT:	HSU, WAYNE
PARCEL NO.:	2140 015G
PARCEL ADDRESS:	1136 QUINTARA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$700,250.00
APPLICANT'S OPINION:	$603,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Paunawa: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay Joy Lamug sa (415) 554-7712.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, November 12, 2014, at 9:30 a.m.

Present: Ed Campaña, Mervin Conlan and John Lee

Quorum present

Chairperson: John Lee, Presiding

The following listed applicants for change in the assessed valuation of property affecting 2012 and 2013 assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1271	Mcnulty Family Living Trust	Submitted
2013-1863	Lillian Chan	Denied
2013-1864	Jordan Cohen	Submitted
2013-2076	John O'Boyle	Submitted
2013-2340	David Marroquin	Denied
2013-3043	Wai Cheung	Submitted

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At the hour of 11:20 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:32 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1271	Mcnulty Family Living Trust	A.V. Lowered (Board)
2013-1864	Jordan Cohen	A.V. Lowered (Board)
2013-2076	John O'Boyle	Denied
2013-3043	Wai Cheung	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-2600	Lehmann 2009 Family Trust	Postponed
2013-3333	Wayne Hsu	Postponed

There being no further business, the Board, at the hour of 11:37 p.m., recessed to reconvene Thursday, November 13, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, December 8, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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Room 406, City Hall
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1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3401
APPLICANT:	YU, ANNA
PARCEL NO.:	0656 022A
PARCEL ADDRESS:	2659 CALIFORNIA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,800,000.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3410
APPLICANT:	YU, ANNA
PARCEL NO.:	0656 022A
PARCEL ADDRESS:	2659 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,081,724.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5381
APPLICANT:	WHITEHEAD, PAMELA
PARCEL NO.:	0453 011
PARCEL ADDRESS:	0975-0979 NORTH POINT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,792,050.00
APPLICANT'S OPINION:	$1,290,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5382
APPLICANT:	WHITEHEAD, PAMELA
PARCEL NO.:	0453 011
PARCEL ADDRESS:	0975-0979 NORTH POINT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,787,801.00
APPLICANT'S OPINION:	$1,290,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5383
APPLICANT:	WHITEHEAD, PAMELA
PARCEL NO.:	0453 011
PARCEL ADDRESS:	0975-0979 NORTH POINT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,801,261.00
APPLICANT'S OPINION:	$1,290,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5423
APPLICANT:	20 COSMO PLACE, LLC
PARCEL NO.:	0298 033
PARCEL ADDRESS:	0020 COSMO PL,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,517,070.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5647
APPLICANT:	FILLMORE STREET APARTMENTS
PARCEL NO.:	0467A011
PARCEL ADDRESS:	3535 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,514,274.00
APPLICANT'S OPINION:	$3,197,716.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5648
APPLICANT:	FILLMORE STREET APARTMENTS
PARCEL NO.:	0467A011
PARCEL ADDRESS:	3535 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,548,266.00
APPLICANT'S OPINION:	$3,221,782.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0671
APPLICANT:	CARPENTER, KERI
PARCEL NO.:	3755 112
PARCEL ADDRESS:	0176-0180 LANGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,030,054.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3857
APPLICANT:	CONOVER, SARAH
PARCEL NO.:	0174 012
PARCEL ADDRESS:	0350 JACKSON ST, #C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,305,592.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4263
APPLICANT:	JN INTERNATIONAL LLC
PARCEL NO.:	0175 022
PARCEL ADDRESS:	0485 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$959,936.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4303
APPLICANT:	WAI, JOHN
PARCEL NO.:	0158 001
PARCEL ADDRESS:	1451V MASON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,970,044.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4888
APPLICANT:	JW CONTINENTAL LLC
PARCEL NO.:	0503 104
PARCEL ADDRESS:	1447 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,143,785.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, November 12, 2014, at 1:35 p.m.

Present: Scott Spertzel, Mark Watts and Eugene Valla

Quorum present

Chairperson: Mark Watts, Presiding

The following listed applicants for change in the assessed valuation of property affecting various assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3401	Anna Yu	Denied-No Show
2010-3410	Anna Yu	Denied-No Show
2011-5381	Pamela Whitehead	Denied-No Show
2011-5382	Pamela Whitehead	Denied-No Show
2011-5353	Pamela Whitehead	Denied-No Show
2011-5423	20 Cosmo Place, LLC	Verbal Stipulation Approved
2011-5647	Fillmore Street Apartments	Verbal Stipulation Approved
2011-5648	Fillmore Street Apartments	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0671	Keri Carpenter	Withdrawn
2012-3857	Sarah Conover	Withdrawn
2012-4263	JN International LLC	Withdrawn
2012-4303	John Wai	Withdrawn
2012-4888	JW Continental LLC	Withdrawn

There being no further business, the Board, at the hour of 2:35 p.m., recessed to reconvene Thursday, November 13, 2014, at 9:30 a.m.

Alistair Gibson
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on December 15, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1195
APPLICANT:	WU, WEI-JYH
PARCEL NO.:	2092 023
PARCEL ADDRESS:	1991 42ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$710,000.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2225
APPLICANT:	TU, ANGELA
PARCEL NO.:	0272 060
PARCEL ADDRESS:	0725 PINE ST, #303
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$417,250.00
APPLICANT'S OPINION:	$302,750.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3789
APPLICANT:	MILLER, KATHERINE
PARCEL NO.:	0542 090
PARCEL ADDRESS:	1900 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,500,000.00
APPLICANT'S OPINION:	$2,589,625.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4863
APPLICANT:	GIVANT, STEVEN
PARCEL NO.:	3042 003
PARCEL ADDRESS:	0014 FERNWOOD DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,240,000.00
APPLICANT'S OPINION:	$895,206.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5236
APPLICANT:	SAYUK, DOUGLAS
PARCEL NO.:	0452T044E
PARCEL ADDRESS:	0900 NORTH POINT ST, #631 B36E
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$208,000.00
APPLICANT'S OPINION:	$179,700.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2480
APPLICANT:	SCHUBERT, LOTHAR
PARCEL NO.:	0849 035
PARCEL ADDRESS:	0360 FILLMORE ST, #1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,068,573.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3378
APPLICANT:	STORM, OLIVER
PARCEL NO.:	0606 032
PARCEL ADDRESS:	2401 JACKSON ST, #2
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,000,000.00
APPLICANT'S OPINION:	$747,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Derek Evans (415) 554-7702.

Paunawa: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay Joy Lamug sa (415) 554-7712.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, November 13, 2014, at 9:30 a.m.

Present: Ed Campaña, Jeff Morris and Scott Spertzel

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-4863	Steven Givant	Submitted
2012-5236	Douglas Sayuk	Submitted
2013-2480	Lothar Schubert	Submitted
2013-3378	Oliver Storm	Submitted

At the hour of 11:13 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:22 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-4863	Steven Givant	A.V. Lowered (Board)
2012-5236	Douglas Sayuk	A.V. Lowered (Board)
2013-2480	Lothar Schubert	A.V. Lowered (Assessor)
2013-3378	Oliver Storm	A.V. Lowered (Board) by 2 to 1 vote, with Member Spertzel dissenting

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1195	Wei-Jyh Wu	Denied-No Show
2012-2225	Angela Tu	Denied-No Show

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The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2012-3789	Katherine Miller	Postponed

There being no further business, the Board, at the hour of 11:27 a.m., recessed to reconvene Monday, November 17, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, November 17, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, November 13, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

3/14 Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1865
APPLICANT:	SIMPLY URBAN LLC
PARCEL NO.:	7517 057
PARCEL ADDRESS:	5150 DIAMOND HEIGHTS BLVD, #201B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$377,400.00
APPLICANT'S OPINION:	$275,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2211
APPLICANT:	LU, OLIVER
PARCEL NO.:	2837 020
PARCEL ADDRESS:	0028 SOTELO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,400,000.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2281
APPLICANT:	KAMDAR, SUHANI
PARCEL NO.:	3728 057
PARCEL ADDRESS:	0743-0745 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,758,610.00
APPLICANT'S OPINION:	$1,065,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2341
APPLICANT:	TILARO, MICHAEL
PARCEL NO.:	8708 132
PARCEL ADDRESS:	0235 BERRY ST, #305
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$907,696.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2474
APPLICANT:	MTM MANAGEMENT 1, LLC
PARCEL NO.:	0585 012E
PARCEL ADDRESS:	2460 SCOTT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,073,909.00
APPLICANT'S OPINION:	$3,300,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3009
APPLICANT:	SIMPLY URBAN LLC
PARCEL NO.:	6522 023A
PARCEL ADDRESS:	3124-3126 25TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$900,000.00
APPLICANT'S OPINION:	$584,900.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3010
APPLICANT:	SIMPLY URBAN LLC
PARCEL NO.:	6522 023A
PARCEL ADDRESS:	3124-3126 25TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$993,723.00
APPLICANT'S OPINION:	$584,900.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3353
APPLICANT:	GROSSMAN, YAN
PARCEL NO.:	2803 043
PARCEL ADDRESS:	1044 CASTRO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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翻譯 必須在會議前最少四十八小時提出要求
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* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, November 13, 2014, at 1:30 p.m.

Present: Mervin Conlan, Daniel Hershkowitz and Louisa Mendoza

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2013 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-2211	Oliver Lu	Submitted

At the hour of 2:25 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 2:32 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-2211	Oliver Lu	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-1865	Simply Urban LLC	Postponed
2013-2281	Suhani Kamdar	Postponed
2013-2341	Michael Tilaro	Postponed
2013-2474	MTM Management 1, LLC	Postponed
2013-3009	Simply Urban LLC	Postponed
2013-3010	Simply Urban LLC	Postponed
2013-3353	Yan Grossman	Postponed

There being no further business, the Board, at the hour of 2:35 p.m., recessed to reconvene Thursday, November 20, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, December 8, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, November 17, 2014
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0041
APPLICANT:	KHOSTOVAN, ALI
PARCEL NO.:	0639 004
PARCEL ADDRESS:	2016 CALIFORNIA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,800,000.00
APPLICANT'S OPINION:	$1,290,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1094
APPLICANT:	CHOW, RAYMOND WB
PARCEL NO.:	3776 406
PARCEL ADDRESS:	0555 04TH ST, #835
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,080,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1130
APPLICANT:	627 VALLEJO ST., LLC
PARCEL NO.:	0146 017
PARCEL ADDRESS:	0627 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$780,795.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1261
APPLICANT:	FIVE STARS INVESTMENT LLC
PARCEL NO.:	3753 079
PARCEL ADDRESS:	0363 06TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,555,546.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2310
APPLICANT:	BURNSIDE, REBECCA
PARCEL NO.:	0574 049
PARCEL ADDRESS:	1545 BROADWAY, #305
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$786,175.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2329
APPLICANT:	NAKASH ENTERPRISES LLC
PARCEL NO.:	3753 148
PARCEL ADDRESS:	0377 06TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,842,239.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4873
APPLICANT:	627 VALLEJO ST., LLC
PARCEL NO.:	0146 018
PARCEL ADDRESS:	0627 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$780,795.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4885
APPLICANT:	627 VALLEJO ST., LLC
PARCEL NO.:	0146 019
PARCEL ADDRESS:	0627 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$780,795.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4886
APPLICANT:	627 VALLEJO ST., LLC
PARCEL NO.:	0146 020
PARCEL ADDRESS:	0627 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$780,795.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4887
APPLICANT:	627 VALLEJO ST., LLC
PARCEL NO.:	0146 021
PARCEL ADDRESS:	0627 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$780,795.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5022
APPLICANT:	CASEY, DENIS
PARCEL NO.:	0129 031
PARCEL ADDRESS:	0735 - 0743 GREEN ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$352,300.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5023
APPLICANT:	CASEY, DENIS
PARCEL NO.:	0129 031
PARCEL ADDRESS:	0735 - 0743 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,706,582.00
APPLICANT'S OPINION:	$1,908,045.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5103
APPLICANT:	FRANCIS, MARK
PARCEL NO.:	0655 012
PARCEL ADDRESS:	2424 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$964,755.00
APPLICANT'S OPINION:	$825,642.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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翻譯 必須在會議前最少四十八小時提出要求
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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, November 17, 2014, at 9:30 a.m.

Present: Ed Campaña, Jeff Morris and Scott Spertzel

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0041	Ali Khostovan	Submitted
2012-5103	Mark Francis	Submitted

At the hour of 10:48 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:03 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-0041	Ali Khostovan	A.V. Lowered (Assessor)
2012-5103	Mark Francis	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2012 assessment year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1094	Raymond WB Chow	Denied-No Show
2012-2329	Nakash Enterprises LLC	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-1130	627 Vallejo St., LLC	Withdrawn
2012-1261	Five Stars Investment LLC	Withdrawn
2012-2310	Rebecca Burnside	Postponed

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Appeal No.	**Name**	**Disposition (Continued)**
2012-4873	627 Vallejo St., LLC	Withdrawn
2012-4885	627 Vallejo St., LLC	Withdrawn
2012-4886	627 Vallejo St., LLC	Withdrawn
2012-4887	627 Vallejo St., LLC	Withdrawn
2012-5022	Denis Casey	Postponed
2012-5023	Denis Casey	Postponed

There being no further business, the Board, at the hour of 11:55 a.m., recessed to reconvene Monday, November 17, 2014, at 1:30 p.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on Monday, November 24, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, November 17, 2014
1:30 PM

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4339
APPLICANT:	SAMSON, MARILOU
PARCEL NO.:	2431 018
PARCEL ADDRESS:	2574 31ST AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$720,000.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4706
APPLICANT:	PATEL, PRABHABEN
PARCEL NO.:	0504 012
PARCEL ADDRESS:	1595 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,315,704.00
APPLICANT'S OPINION:	$4,627,806.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4708
APPLICANT:	MCKAY, ROBERT
PARCEL NO.:	0055 018
PARCEL ADDRESS:	0298 CHESTNUT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,583,934.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5350
APPLICANT:	SILVERA, LILI
PARCEL NO.:	0074 009C
PARCEL ADDRESS:	0864 - 0874 GREENWICH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,509,646.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5351
APPLICANT:	SILVERA, LILI
PARCEL NO.:	0074 009C
PARCEL ADDRESS:	0864 - 0874 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,543,196.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0340
APPLICANT:	HERITAGE 858 LLC
PARCEL NO.:	0193 017
PARCEL ADDRESS:	0852 - 0864 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,348,356.00
APPLICANT'S OPINION:	$3,737,601.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0349
APPLICANT:	SILVERA, LILI
PARCEL NO.:	0074 009C
PARCEL ADDRESS:	0864 - 0874 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,613,788.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0780
APPLICANT:	MARINA BEACH, LP
PARCEL NO.:	0581 008B
PARCEL ADDRESS:	2360 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,178,631.00
APPLICANT'S OPINION:	$14,500,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0865
APPLICANT:	CHAN, DONUN
PARCEL NO.:	0132 043
PARCEL ADDRESS:	0435 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,651,178.00
APPLICANT'S OPINION:	$2,261,080.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

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AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Derek Evans (415) 554-7702.

Paunawa: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay Joy Lamug sa (415) 554-7712.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, November 17, 2014, at 1:30 p.m.

Present: Ed Campaña, Jeff Morris and Scott Spertzel

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2013 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-0865	Donun Chan	Verbal Stipulation Agreement Approved

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-4339	Marilou Samson	Denied; No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-4706	Prabhaben Patel	Withdrawn
2012-4708	Robert McKay	Withdrawn
2012-5350	Lili Silvera	Postponed
2012-5351	Lili Silvera	Postponed
2013-0340	Heritage 858 LLC	Withdrawn
2013-0349	Lili Silvera	Postponed
2013-0780	Marina Beach, LP	Withdrawn

There being no further business, the Board, at the hour of 1:55 p.m., recessed to reconvene Monday, November 24, 2014, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on Monday, November 24, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, November 18, 2014
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2350
APPLICANT:	LAM, GEORGE
PARCEL NO.:	1465 044
PARCEL ADDRESS:	0499 33RD AVE, #310
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$758,296.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2424
APPLICANT:	LAM, GEORGE
PARCEL NO.:	1465 051
PARCEL ADDRESS:	6908 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$365,501.00
APPLICANT'S OPINION:	$220,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

CANCELED

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2435
APPLICANT:	LAM, GEORGE
PARCEL NO.:	1465 054
PARCEL ADDRESS:	6938 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$312,313.00
APPLICANT'S OPINION:	$180,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2463
APPLICANT:	LAM, GEORGE
PARCEL NO.:	1465 048
PARCEL ADDRESS:	0499 33RD AVE, #318
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$941,048.00
APPLICANT'S OPINION:	$565,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2539
APPLICANT:	LAM, GEORGE
PARCEL NO.:	1465 053
PARCEL ADDRESS:	6928 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$365,501.00
APPLICANT'S OPINION:	$220,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

CANCELED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2540
APPLICANT:	LAM, GEORGE
PARCEL NO.:	1465 039
PARCEL ADDRESS:	0499 33RD AVE, #301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$561,895.00
APPLICANT'S OPINION:	$340,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2541
APPLICANT:	LAM, GEORGE
PARCEL NO.:	1465 032
PARCEL ADDRESS:	0499 33RD AVE, #101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$380,503.00
APPLICANT'S OPINION:	$228,301.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2542
APPLICANT:	LAM, GEORGE
PARCEL NO.:	1465 036
PARCEL ADDRESS:	0499 33RD AVE, #203
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,029,702.00
APPLICANT'S OPINION:	$620,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2543
APPLICANT:	LAM, GEORGE
PARCEL NO.:	1465 043
PARCEL ADDRESS:	0499 33RD AVE, #308
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$755,565.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2544
APPLICANT:	LAM, GEORGE
PARCEL NO.:	1465 045
PARCEL ADDRESS:	0499 33RD AVE, #312
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$616,449.00
APPLICANT'S OPINION:	$370,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

CANCELLED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2545
APPLICANT:	LAM, GEORGE
PARCEL NO.:	1465 034
PARCEL ADDRESS:	0499 33RD AVE, #103
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$595,994.00
APPLICANT'S OPINION:	$357,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2546
APPLICANT:	LAM, GEORGE
PARCEL NO.:	1465 046
PARCEL ADDRESS:	0499 33RD AVE, #315
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$473,245.00
APPLICANT'S OPINION:	$283,947.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2547
APPLICANT:	LAM, GEORGE
PARCEL NO.:	1465 035
PARCEL ADDRESS:	0499 33RD AVE, #201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$816,940.00
APPLICANT'S OPINION:	$490,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2548
APPLICANT:	LAM, GEORGE
PARCEL NO.:	1465 050
PARCEL ADDRESS:	6902 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$316,404.00
APPLICANT'S OPINION:	$190,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

CANCELLED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2549
APPLICANT:	LAM, GEORGE
PARCEL NO.:	1465 052
PARCEL ADDRESS:	6918 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$366,868.00
APPLICANT'S OPINION:	$220,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2550
APPLICANT:	LAM, GEORGE
PARCEL NO.:	1465 038
PARCEL ADDRESS:	0499 33RD AVE, #208
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$668,280.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2551
APPLICANT:	LAM, GEORGE
PARCEL NO.:	1465 042
PARCEL ADDRESS:	0499 33RD AVE, #305
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,037,885.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2552
APPLICANT:	LAM, GEORGE
PARCEL NO.:	1465 037
PARCEL ADDRESS:	0499 33RD AVE, #206
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$714,651.00
APPLICANT'S OPINION:	$430,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2553
APPLICANT:	LAM, GEORGE
PARCEL NO.:	1465 040
PARCEL ADDRESS:	0499 33RD AVE, #302
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$580,994.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2554
APPLICANT:	LAM, GEORGE
PARCEL NO.:	1465 049
PARCEL ADDRESS:	6900 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$279,578.00
APPLICANT'S OPINION:	$170,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2555
APPLICANT:	LAM, GEORGE
PARCEL NO.:	1465 041
PARCEL ADDRESS:	0499 33RD AVE, #303
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$580,994.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2556
APPLICANT:	LAM, GEORGE
PARCEL NO.:	1465 047
PARCEL ADDRESS:	0499 33RD AVE, #317
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$713,288.00
APPLICANT'S OPINION:	$430,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

CANCELED

24) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2682
APPLICANT:	LAM, GEORGE
PARCEL NO.:	1465 033
PARCEL ADDRESS:	0499 33RD AVE, #102
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$406,421.00
APPLICANT'S OPINION:	$240,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

CANCELLED

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, November 19, 2014
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0275
APPLICANT:	SP4 MISSION BAY, LP
PARCEL NO.:	8721 010
PARCEL ADDRESS:	0500 TERRY A. FRANCOIS BL,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$149,000,000.00
APPLICANT'S OPINION:	$135,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2484
APPLICANT:	GLL TERRY FRANCOIS BLVD., LLC
PARCEL NO.:	8721 011
PARCEL ADDRESS:	0550 TERRY A. FRANCOIS BL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$148,217,010.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

CANCELLED

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4904
APPLICANT:	SP4 MISSION BAY C/O NATIONAL TAX RESOURCE GROUP
PARCEL NO.:	8721 010
PARCEL ADDRESS:	0500 TERRY A. FRANCOIS BL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$151,619,807.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5285
APPLICANT:	SP4 MISSION BAY LP
PARCEL NO.:	8721 010
PARCEL ADDRESS:	0500 TERRY A. FRANCOIS BL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$151,980,000.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1568
APPLICANT:	GLL TERRY FRANCOIS BLVD., LLC
PARCEL NO.:	8721 011
PARCEL ADDRESS:	0550 TERRY A. FRANCOIS BL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$149,333,083.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4820
APPLICANT:	GAP, INC.
PARCEL NO.:	2011207433
PARCEL ADDRESS:	0550 TERRY A FRANCOIS BLVD,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$33,691,686.00
APPLICANT'S OPINION:	$2,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

CANCELED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0005
APPLICANT:	GLL TERRY FRANCOIS BLVD., LLC
PARCEL NO.:	8721 011
PARCEL ADDRESS:	0550 TERRY A. FRANCOIS BL,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$135,500,000.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

CANCELLED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, November 20, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2483
APPLICANT:	MARCOTTE, TERRENCE
PARCEL NO.:	5525 028
PARCEL ADDRESS:	1551 - 1555 TREAT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,148,529.00
APPLICANT'S OPINION:	$1,450,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2907
APPLICANT:	IONESCIA-AMSEMS, ADRIAN
PARCEL NO.:	1861B002
PARCEL ADDRESS:	0045 LOMITA AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$870,000.00
APPLICANT'S OPINION:	$755,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2972
APPLICANT:	LAU, CHU WAH
PARCEL NO.:	6345 005
PARCEL ADDRESS:	0618 PARIS ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$630,000.00
APPLICANT'S OPINION:	$480,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2992
APPLICANT:	HA, VAN
PARCEL NO.:	1710 027
PARCEL ADDRESS:	1282 41ST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$764,737.00
APPLICANT'S OPINION:	$630,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3030
APPLICANT:	SABADO, BRIAN
PARCEL NO.:	5357 022A
PARCEL ADDRESS:	0098 LATONA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$465,000.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3231
APPLICANT:	MOULDOVAN, ALEXANDER
PARCEL NO.:	2711 023
PARCEL ADDRESS:	0333 CASELLI AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$867,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3239
APPLICANT:	WONG, EDMUND
PARCEL NO.:	2936A034
PARCEL ADDRESS:	0087 ROCKWOOD CT,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3720
APPLICANT:	PETROF, ALEXI
PARCEL NO.:	7278 022
PARCEL ADDRESS:	0227 LAKESHORE DR,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$900,000.00
APPLICANT'S OPINION:	$775,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, November 20, 2014, at 1:30 p.m.

Present: Louisa Mendoza, Scott Spertzel and Joseph Tham

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-2907	Adrian Ionescia-Amsems	Submitted
2013-2972	Chu Wah Lau	Submitted
2013-2992	Van Ha	Submitted
2013-3030	Brian Sabado	Submitted
2013-3231	Alexander Mouldovan	Submitted
2013-3239	Edmund Wong	Submitted
2013-3720	Alexi Petrof	Submitted

The following listed applicant for change in the assessed valuation of property affecting the 2013 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-2483	Terrence Marcotte	Denied-No Show

There being no further business, the Board, at the hour of 4:40 p.m., recessed to reconvene Tuesday, November 25, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, November 25, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, November 24, 2014
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5653
APPLICANT:	BAFUL, ROMEO
PARCEL NO.:	4758 007
PARCEL ADDRESS:	1352 QUESADA AVE,
TOPIC:	Legal Issue regarding Change in Ownership only
CURRENT ASSESSMENT:	$333,544.00
APPLICANT'S OPINION:	$190,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1337
APPLICANT:	PAN, AMY
PARCEL NO.:	5972 033
PARCEL ADDRESS:	0228 UNIVERSITY ST,
TOPIC:	Legal Issue regarding Change in Ownership only
CURRENT ASSESSMENT:	$680,000.00
APPLICANT'S OPINION:	$393,240.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5047
APPLICANT:	GALL, JOHN
PARCEL NO.:	0818 001
PARCEL ADDRESS:	0501 HAYES ST,
TOPIC:	Legal Issue regarding Change in Ownership only
CURRENT ASSESSMENT:	$2,672,900.00
APPLICANT'S OPINION:	$2,367,481.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5081
APPLICANT:	ESTAPE, JOSE
PARCEL NO.:	6473 004
PARCEL ADDRESS:	0074 WHITTIER ST,
TOPIC:	Legal Issue regarding Change in Ownership only
CURRENT ASSESSMENT:	$502,158.00
APPLICANT'S OPINION:	$36,380.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5375
APPLICANT:	CHOY, RAYMOND
PARCEL NO.:	0250 007
PARCEL ADDRESS:	1360 - 1370 PINE ST,
TOPIC:	Legal Issue regarding Change in Ownership only
CURRENT ASSESSMENT:	$1,587,749.00
APPLICANT'S OPINION:	$281,006.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

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翻譯 必須在會議前最少四十八小時提出要求
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* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, November 24, 2014, at 9:30 a.m.

Present: Jeff Morris, Scott Spretzel and Joseph Tham

Quorum present

Chairperson: Jeff Morris, Presiding

With the applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board heard evidence and testimony on legal issues regarding only the change in ownership at issue for the below listed applications. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1337	Amy Pan	Postponed at Hearing on behalf of the Assessor.
2012-5047	John Gall	Approved Verbal Stipulation to amend the change in ownership from a 50/50 percent interest to a 45/55 percent interest.

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5653	Romeo Baful	Postponed
2012-5081	Jose Estape	Postponed
2012-5375	Raymond Choy	Withdrawn

There being no further business, the Board, at the hour of 10:10 a.m., recessed to reconvene Monday, December 1, 2014, at 1:30 p.m.

Alistair Gibson
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, January 6, 2015

Angela Calvillo
Clerk of the Board of Supervisors

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
TUESDAY, NOVEMBER 25, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session to deliberate and take possible action on the below listed applications that were taken under submission on November 20, 2014.(pursuant to Revenue and Taxation code sections 1605.4):

A) APPLICATION: 2013-2907

APPLICANT:	ADRIAN IONESCIA-AMSEMS
PARCEL NO.:	1861B002
PARCEL ADDRESS:	45 Lomita Ave,
TOPIC:	Base Year/Change in Ownership (7/22/2010)
CURRENT ASSESSMENT:	$870,000
APPLICANT'S OPINION:	$728,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

B) APPLICATION: 2013-2972

APPLICANT:	CHU WAH LAU
PARCEL NO.:	6345 005
PARCEL ADDRESS:	618 Paris St,
TOPIC:	Base Year/Change in Ownership (9/20/12)
CURRENT ASSESSMENT:	$630,000.00
APPLICANT'S OPINION:	$480,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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C) APPLICATION: 2013-2992

APPLICANT:	VAN HA
PARCEL NO.:	1710 027
PARCEL ADDRESS:	1282 41st Ave,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$764,737.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

D) APPLICATION: 2013-3030

APPLICANT:	BRIAN SABADO
PARCEL NO.:	5357 022A
PARCEL ADDRESS:	98 Latona St,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$465,000.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

E) APPLICATION: 2013-3231

APPLICANT:	ALEXANDER MOULDOVAN
PARCEL NO.:	2711 023
PARCEL ADDRESS:	333 Caselli Ave,
TOPIC:	Base Year/Change in Ownership (12/30/11)
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

F) APPLICATION: 2013-3239

APPLICANT:	EDMUND WONG
PARCEL NO.:	2936A034
PARCEL ADDRESS:	87 Rockwood Ct,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$925,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

G) APPLICATION: 2013-3720

APPLICANT:	ALEXI PETROF
PARCEL NO.:	7278 022
PARCEL ADDRESS:	227 Lakeshore Dr,
TOPIC:	Base Year/Change in Ownership (4/10/12)
CURRENT ASSESSMENT:	$900,000.00
APPLICANT'S OPINION:	$775,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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Aviso en Español: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Derek Evans (415) 554-7702.

Paunawa: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay Joy Lamug sa (415) 554-7712.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

*** Public comment will be taken on every item on the agenda.**

AMENDED

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, November 25, 2014 at 9:30 a.m.

Present: Louisa Mendoza, Scott Spertzel and Joseph Tham

Quorum present

Chairperson: Scott Spertzel, Presiding

With no public present for comment, the Board went into closed session at the hour of 9:33 a.m. to review documents and deliberate the below listed applications. The Board reconvened in open session at 10:13 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-2907	Adrian Ionescia-Amsems	A.V. Lowered (Board)
2013-2972	Chu Wah Lau	A.V. Lowered (Board)
2013-2992	Van Ha	A.V. Lowered (Board) by a 2 to 1 vote, with member Spertzel dissenting.
2013-3030	Brian Sabado	A.V. Lowered (Board)
2013-3231	Alexander Mouldovan	A.V. Lowered (Board)
2013-3239	Edmund Wong	A.V. Lowered (Board)
2013-3720	Alexi Petrof	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 10:16 a.m., recessed to immediately reconvene on different matter this same day, Tuesday, November 25, 2014, at 10:18 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, December 4, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
TUESDAY, NOVEMBER 25, 2014
10:00 AM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session with legal counsel to consider Applicant's request to enter the written statements from his November 10th and November 11th emails into the record for the below application, subsequent to the Board's having taken the matter under submission. The Board may also continue its deliberation process and take possible action on the Applicant's request and/or the previously held proceedings for this application (pursuant to Revenue and Taxation code sections 1605.4):

   A) APPLICATION: 2013-0821

APPLICANT:	DAVID REA
PARCEL NO.:	1405 050
PARCEL ADDRESS:	6641-6647 CALIFORNIA ST.
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,806,038.00
APPLICANT'S OPINION:	$1,550,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11-21-14A01:29 RCVD

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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翻譯 必須在會議前最少四十八小時提出要求 請電 (415) 554-7719

* Public comment will be taken on every item on the agenda.

AMENDED

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, November 25, 2014 at 10:18 a.m.

Present: Louisa Mendoza, Scott Spertzel and Joseph Tham

Quorum present

Chairperson: Scott Spertzel, Presiding

Deputy City Attorney Zachary Porianda

With no public present for comment, the Board went into closed session with legal counsel at the hour of 10:20 a.m. to review documents and deliberate the below listed application. The Board reconvened in open session at 10:58 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-0821	David Rea	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 11:02 a.m., recessed to reconvene Tuesday, December 2, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, December 4, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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San Francisco, CA 94102-4697

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board I Hearing
Room 406, City Hall
Monday, December 1, 2014
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0026
APPLICANT:	CSH CURRAN LLC
PARCEL NO.:	0316 018A
PARCEL ADDRESS:	0445 GEARY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$16,600,000.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0027
APPLICANT:	CSH CURRAN LLC
PARCEL NO.:	0316 018A
PARCEL ADDRESS:	0445 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,932,000.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

DATE POSTED
NOV 19 2014
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0038
APPLICANT:	CSH CURRAN LLC
PARCEL NO.:	0316 018A
PARCEL ADDRESS:	0445 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,600,000.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0183
APPLICANT:	3D INVESTMENTS IV
PARCEL NO.:	0676 033
PARCEL ADDRESS:	1800 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,277,444.00
APPLICANT'S OPINION:	$9,372,492.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0209
APPLICANT:	CHIN, PETER
PARCEL NO.:	0144 009
PARCEL ADDRESS:	0426 - 0430 BROADWAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,485,983.00
APPLICANT'S OPINION:	$1,502,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0217
APPLICANT:	CHIN, PETER
PARCEL NO.:	0838 004
PARCEL ADDRESS:	0131 - 0135 GOUGH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,292,713.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0363
APPLICANT:	ACD INVESTMENT, LP
PARCEL NO.:	0251 001
PARCEL ADDRESS:	1059 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,645,473.00
APPLICANT'S OPINION:	$3,700,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0436
APPLICANT:	100 BROADWAY ASSOCIATES, INC
PARCEL NO.:	0141 003B
PARCEL ADDRESS:	0100 - 0120 BROADWAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,853,893.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0608
APPLICANT:	FLATIRON BUILDING, LLC
PARCEL NO.:	0291 001
PARCEL ADDRESS:	0540 - 0548 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,133,315.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0898
APPLICANT:	VINCENTI, FLAVIO
PARCEL NO.:	3707 064
PARCEL ADDRESS:	0074 NEW MONTGOMERY ST, #C1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,666,657.00
APPLICANT'S OPINION:	$2,292,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0899
APPLICANT:	VINCENTI, FLAVIO
PARCEL NO.:	3707 065
PARCEL ADDRESS:	0074 NEW MONTGOMERY ST, #C2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,226,661.00
APPLICANT'S OPINION:	$1,040,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, December 2, 2014
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2414
APPLICANT:	GALLAGHER, PATRICK
PARCEL NO.:	8702 622
PARCEL ADDRESS:	0290 KING ST, #O-10
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,010,386.00
APPLICANT'S OPINION:	$1,558,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4505
APPLICANT:	FRESH & EASY NEIGHBORHOOD MARKET
PARCEL NO.:	1401 002
PARCEL ADDRESS:	3132 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,919,968.00
APPLICANT'S OPINION:	$9,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
NOV 19 2014
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4510
APPLICANT:	KIRKLAND & ELLIS LLP
PARCEL NO.:	2011205146
PARCEL ADDRESS:	0555 CALIFORNIA ST, #2700
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$22,184,028.00
APPLICANT'S OPINION:	$11,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5873
APPLICANT:	KIRKLAND & ELLIS LLP
PARCEL NO.:	2012900152
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$600,516.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5874
APPLICANT:	KIRKLAND & ELLIS LLP
PARCEL NO.:	2012900151
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$593,903.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5875
APPLICANT:	KIRKLAND & ELLIS LLP
PARCEL NO.:	2012900150
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$609,402.00
APPLICANT'S OPINION:	$2.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5945
APPLICANT:	FRESH & EASY NEIGHBORHOOD MARKET
PARCEL NO.:	1401 002
PARCEL ADDRESS:	3132 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,755,443.00
APPLICANT'S OPINION:	$9,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5946
APPLICANT:	FRESH & EASY NEIGHBORHOOD MARKET
PARCEL NO.:	1401 002
PARCEL ADDRESS:	3132 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,896,671.00
APPLICANT'S OPINION:	$9,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3366
APPLICANT:	FRESH & EASY NEIGHBORHOOD MARKET
PARCEL NO.:	1401 002
PARCEL ADDRESS:	3132 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,274,604.00
APPLICANT'S OPINION:	$9,700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3490
APPLICANT:	KIRKLAND & ELLIS LLP
PARCEL NO.:	2012203570
PARCEL ADDRESS:	0555 CALIFORNIA ST, #2700
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$22,533,419.00
APPLICANT'S OPINION:	$11,200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3833
APPLICANT:	GALLAGHER, PATRICK
PARCEL NO.:	8702 622
PARCEL ADDRESS:	0290 KING ST, #O-10
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,066,032.00
APPLICANT'S OPINION:	$1,030,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1313
APPLICANT:	FRESH & EASY NEIGHBORHOOD MARKET
PARCEL NO.:	1401 002
PARCEL ADDRESS:	3132 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,045,109.00
APPLICANT'S OPINION:	$12,031,500.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1318
APPLICANT:	GALLAGHER & ASSOCIATES LLC
PARCEL NO.:	8702 622
PARCEL ADDRESS:	0290 KING ST, #O-10
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,107,351.00
APPLICANT'S OPINION:	$1,050,600.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1381
APPLICANT:	KIRKLAND & ELLIS LLP
PARCEL NO.:	2013213755
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$21,574,467.00
APPLICANT'S OPINION:	$10,590,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2819
APPLICANT:	BAYVIEW HUNTERS POINT CENTER
PARCEL NO.:	2013218238
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$398,575.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2853
APPLICANT:	BAYVIEW HUNTERS POINT CENTER
PARCEL NO.:	2013900986
PARCEL ADDRESS:	00002415 000003RD ST, #0230
TOPIC:	
CURRENT ASSESSMENT:	$433,613.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2854
APPLICANT:	BAYVIEW HUNTERS POINT CENTER
PARCEL NO.:	2013900987
PARCEL ADDRESS:	2415 3RD ST, #0230
TOPIC:	
CURRENT ASSESSMENT:	$467,634.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2855
APPLICANT:	BAYVIEW HUNTERS POINT CENTER
PARCEL NO.:	2013900988
PARCEL ADDRESS:	2415 3RD ST, #0230
TOPIC:	Classification of Property is Incorrect
CURRENT ASSESSMENT:	$488,410.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Paunawa: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay Joy Lamug sa (415) 554-7712.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, December 3, 2014
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5269
APPLICANT:	VNO PATSON VAN NESS HOLDINGS, LLC
PARCEL NO.:	0814 020
PARCEL ADDRESS:	0100 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$85,095,333.00
APPLICANT'S OPINION:	$38,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5270
APPLICANT:	VNO PATSON VAN NESS HOLDINGS, LLC
PARCEL NO.:	0814 014
PARCEL ADDRESS:	0150 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,463,781.00
APPLICANT'S OPINION:	$3,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5271
APPLICANT:	VNO PATSON VAN NESS HOLDINGS, LLC
PARCEL NO.:	0811 022
PARCEL ADDRESS:	0150 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,941,786.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5272
APPLICANT:	VNO PATSON VAN NESS HOLDINGS, LLC
PARCEL NO.:	0814 015
PARCEL ADDRESS:	0155 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,990,624.00
APPLICANT'S OPINION:	$4,900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1683
APPLICANT:	GRAND HYATT SF GENERAL PARTNER
PARCEL NO.:	0295 016
PARCEL ADDRESS:	0345 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$192,002,295.00
APPLICANT'S OPINION:	$101,392,854.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3152
APPLICANT:	CIVIC CENTER ASSOCIATES, LLC
PARCEL NO.:	0814 020
PARCEL ADDRESS:	0100 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$86,797,239.00
APPLICANT'S OPINION:	$43,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3154
APPLICANT:	CIVIC CENTER ASSOCIATES, LLC
PARCEL NO.:	0814 015
PARCEL ADDRESS:	0155 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,210,436.00
APPLICANT'S OPINION:	$5,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3156
APPLICANT:	CIVIC CENTER ASSOCIATES, LLC
PARCEL NO.:	0814 014
PARCEL ADDRESS:	0150 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,613,055.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0584
APPLICANT:	100 VAN NESS ASSOCIATES, LLC
PARCEL NO.:	0814 020
PARCEL ADDRESS:	0100 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$58,054,320.00
APPLICANT'S OPINION:	$43,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0586
APPLICANT:	VAN NESS HAYES ASSOCIATES, LLC
PARCEL NO.:	0814 014
PARCEL ADDRESS:	0150 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,949,871.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0610
APPLICANT:	PONTE GADEA CALIFORNIA, LLC
PARCEL NO.:	0296 006
PARCEL ADDRESS:	0400 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$112,063,809.00
APPLICANT'S OPINION:	$62,500,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0622
APPLICANT:	VAN NESS HAYES ASSOCIATES, LLC
PARCEL NO.:	0814 015
PARCEL ADDRESS:	0155 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,424,807.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0844
APPLICANT:	GRAND HYATT SF GENERAL PARTNER
PARCEL NO.:	0295 016
PARCEL ADDRESS:	0345 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$196,056,507.00
APPLICANT'S OPINION:	$121,932,878.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3222
APPLICANT:	CIVIC CENTER COMMONS ASSOCIATES
PARCEL NO.:	0811 022
PARCEL ADDRESS:	0150 HAYES ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$16,600,000.00
APPLICANT'S OPINION:	$9,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

16) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3223
APPLICANT:	CIVIC CENTER COMMONS ASSOCIATES
PARCEL NO.:	0811 022
PARCEL ADDRESS:	0150 HAYES ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$16,600,000.00
APPLICANT'S OPINION:	$9,400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

17) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3224
APPLICANT:	CIVIC CENTER COMMONS ASSOCIATES
PARCEL NO.:	0814 020
PARCEL ADDRESS:	0100 VAN NESS AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$55,800,000.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

18) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3225
APPLICANT:	CIVIC CENTER COMMONS ASSOCIATES
PARCEL NO.:	0814 020
PARCEL ADDRESS:	0100 VAN NESS AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$55,800,000.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

19) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3226
APPLICANT:	CIVIC CENTER COMMONS ASSOCIATES
PARCEL NO.:	0814 014
PARCEL ADDRESS:	0150 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,680,000.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

20) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3227
APPLICANT:	CIVIC CENTER COMMONS ASSOCIATES
PARCEL NO.:	0814 014
PARCEL ADDRESS:	0150 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,680,000.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

21) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3228
APPLICANT:	CIVIC CENTER COMMONS ASSOCIATES
PARCEL NO.:	0814 015
PARCEL ADDRESS:	0155 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,020,000.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

22) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3229
APPLICANT:	CIVIC CENTER COMMONS ASSOCIATES
PARCEL NO.:	0814 015
PARCEL ADDRESS:	0155 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,020,000.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, December 3, 2014, at 9:40 a.m.

Present: Diane Robinson, Joseph Tham and Eugene Valla

Quorum present

Chairperson: Joseph Tham, Presiding

On the following listed application for change in the assessed valuation of property affecting the 2010 supplemental assessment roll, the Board heard evidence and testimony from both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-3224	Civic Center Commons Associates	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5269	VNO Patson Van Ness Holdings	Withdrawn
2011-5270	VNO Patson Van Ness Holdings	Withdrawn
2011-5271	VNO Patson Van Ness Holdings	Withdrawn
2011-5272	VNO Patson Van Ness Holdings	Withdrawn
2012-1683	Grand Hyatt SF General Partners	Postponed
2012-3152	Civic Center Associates, LLC	Withdrawn
2012-3154	Civic Center Associates, LLC	Withdrawn
2012-3156	Civic Center Associates, LLC	Withdrawn
2013-0584	100 Van Ness Associates, LLC	Withdrawn
2013-0586	Van Ness Hayes Associates, LLC	Withdrawn
2013-0610	Ponte Gadea California, LLC	Postponed
2013-0622	Van Ness Hayes Associates, LLC	Withdrawn
2013-0844	Grand Hyatt SF General Partners	Postponed
2013-3222	Civic Center Commons Associates	Withdrawn
2013-3223	Civic Center Commons Associates	Withdrawn
2013-3225	Civic Center Commons Associates	Withdrawn
2013-3226	Civic Center Commons Associates	Withdrawn
2013-3227	Civic Center Commons Associates	Withdrawn
2013-3228	Civic Center Commons Associates	Withdrawn
2013-3229	Civic Center Commons Associates	Withdrawn

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There being no further business, the Board, at the hour of 10:25 a.m., recessed to reconvene Monday, December 8, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, December 10, 2014

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, December 4, 2014
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5140
APPLICANT:	MCKESSON CORPORATION
PARCEL NO.:	2011200289
PARCEL ADDRESS:	0001 POST ST, #3400
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$37,852,989.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3763
APPLICANT:	MCKESSON CORPORATION
PARCEL NO.:	2012200205
PARCEL ADDRESS:	0001 POST ST, #3400
TOPIC:	
CURRENT ASSESSMENT:	$31,728,676.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-4998
APPLICANT:	MCKESSON CORPORATION
PARCEL NO.:	2007200207
PARCEL ADDRESS:	0001 POST ST, #3400
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$33,090,440.00
APPLICANT'S OPINION:	$5,008,994.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ROLL CORRECTION

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5003
APPLICANT:	MCKESSON CORPORATION
PARCEL NO.:	2008200222
PARCEL ADDRESS:	0001 POST ST, #3400
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$32,238,764.00
APPLICANT'S OPINION:	$4,630,622.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ROLL CORRECTION

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5005
APPLICANT:	MCKESSON CORPORATION
PARCEL NO.:	2009200228
PARCEL ADDRESS:	
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$35,542,786.00
APPLICANT'S OPINION:	$4,830,630.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ROLL CORRECTION

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1267
APPLICANT:	KLESTOFF, MICHAEL
PARCEL NO.:	1177 010
PARCEL ADDRESS:	0601 - 0605 BAKER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,273,991.00
APPLICANT'S OPINION:	$2,800,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1293
APPLICANT:	KONG, JUAN
PARCEL NO.:	1593 021
PARCEL ADDRESS:	0659 - 0665 47TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,822,393.00
APPLICANT'S OPINION:	$1,575,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1838
APPLICANT:	MCKESSON CORPORATION
PARCEL NO.:	2013210192
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$27,496,107.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2777
APPLICANT:	NAVARRO FAMILY LIVING TRUST
PARCEL NO.:	1597 044
PARCEL ADDRESS:	4645 BALBOA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,659,891.00
APPLICANT'S OPINION:	$1,260,810.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2782
APPLICANT:	PARR, JOHN
PARCEL NO.:	3582 073
PARCEL ADDRESS:	3987 - 3989 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,471,532.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2784
APPLICANT:	BALDINI, BRUNO
PARCEL NO.:	6347 021
PARCEL ADDRESS:	0002 ITALY AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,334,066.00
APPLICANT'S OPINION:	$800,740.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2792
APPLICANT:	BROOKER, PATRICK
PARCEL NO.:	4832 020
PARCEL ADDRESS:	2233 INGALLS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$641,070.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2793
APPLICANT:	LUO, FLORA
PARCEL NO.:	6048 002
PARCEL ADDRESS:	2724 - 2726 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,420,766.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, December 4, 2014, at 1:30 p.m.

Present: Louisa Mendoza, Scott Spertzel and Yosef Tahbazof

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2013 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-1267	Michael Klestoff	Continued to 1/14/15 at 9:30 am

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-5140	McKesson Corporation	Postponed
2012-3763	McKesson Corporation	Postponed
2012-4998	McKesson Corporation	Postponed
2012-5003	McKesson Corporation	Postponed
2012-5005	McKesson Corporation	Postponed
2013-1293	Juan Kong	Withdrawn
2013-1838	McKesson Corporation	Postponed
2013-2777	Navarro Family Living Trust	Withdrawn
2013-2782	John Parr	Withdrawn
2013-2784	Bruno Baldini	Withdrawn
2013-2792	Patrick Brooker	Withdrawn
2013-2793	Flora Luo	Postponed

There being no further business, the Board, at the hour of 2:03 p.m., recessed to reconvene Monday, December 8, 2014, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, December 16, 2014.

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, December 8, 2014
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4911
APPLICANT:	ELSINEITTI, JOSEPH
PARCEL NO.:	1834 037
PARCEL ADDRESS:	1401 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,629,643.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5137
APPLICANT:	ELSINEITTI, JOSEPH
PARCEL NO.:	2011990112
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$346,535.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6395
APPLICANT:	ELSINEITTI, JOSEPH
PARCEL NO.:	1834 037
PARCEL ADDRESS:	1401 19TH AVE,
TOPIC:	
CURRENT ASSESSMENT:	$1,999,091.00
APPLICANT'S OPINION:	$1,162,096.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3548
APPLICANT:	DELOITTE & TOUCHE, LLP
PARCEL NO.:	2012200250
PARCEL ADDRESS:	0050 FREMONT ST, #3100
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$23,555,319.00
APPLICANT'S OPINION:	$380,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3549
APPLICANT:	DELOITTE & TOUCHE, LLP
PARCEL NO.:	2012207777
PARCEL ADDRESS:	0555 MISSION ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$31,376,194.00
APPLICANT'S OPINION:	$11,400,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3794
APPLICANT:	ELSINEITTI, JOSEPH
PARCEL NO.:	1834 037
PARCEL ADDRESS:	1401 19TH AVE,
TOPIC:	
CURRENT ASSESSMENT:	$2,098,875.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5156
APPLICANT:	ELSINEITTI, JOSEPH
PARCEL NO.:	1834 037
PARCEL ADDRESS:	1401 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,750,073.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1437
APPLICANT:	DELOITTE & TOUCHE LLP
PARCEL NO.:	2013220702
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$20,000,000.00
APPLICANT'S OPINION:	$2,614,017.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1796
APPLICANT:	THE CHURCH IN SAN FRANCISCO
PARCEL NO.:	1731 048
PARCEL ADDRESS:	1231 - 1233 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,037,508.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1827
APPLICANT:	PAGE GROUP LLC
PARCEL NO.:	1219 039
PARCEL ADDRESS:	1158 PAGE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,955,168.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2818
APPLICANT:	ELSINEITTI, JOSEPH
PARCEL NO.:	1834 037
PARCEL ADDRESS:	1401 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,098,041.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2840
APPLICANT:	GREYHOUND LINES, INC.
PARCEL NO.:	2013210561
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$594,887.00
APPLICANT'S OPINION:	$288,072.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2841
APPLICANT:	GREYHOUND LINES, INC.
PARCEL NO.:	2013210560
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$112,249.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, December 8, 2014 at 9:30 a.m.

Present: Mervin Conlan, John Lee and Joyce lewis

Quorum present

Chairperson: John Lee, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2013 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-2840	Greyhound, Inc.	Denied-No Show
2013-2841	Greyhound, Inc.	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2011-4911	Joseph Elsineitti	Postponed
2011-5137	Joseph Elsineitti	Postponed
2011-6395	Joseph Elsineitti	Postponed
2012-3548	Deloitte & Touche, LLP	Postponed
2012-3549	Deloitte & Touche, LLP	Postponed
2012-3794	Joseph Elsineitti	Postponed
2012-5156	Joseph Elsineitti	Postponed
2013-1437	Deloitte & Touche, LLP	Withdrawn
2013-1796	The Church in San Francisco	Withdrawn
2013-1827	Page Group LLC	Withdrawn
2013-2818	Joseph Elsineitti	Postponed

There being no further business, the Board, at the hour of 9:45 a.m., recessed to reconvene Tuesday, December 9, 2014 at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, December 9, 2014

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, December 8, 2014
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3848
APPLICANT:	GAP, INC. (LESSEE)
PARCEL NO.:	3769 002A
PARCEL ADDRESS:	0001 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$56,500,110.00
APPLICANT'S OPINION:	$30,094,603.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2663
APPLICANT:	RUEY-RONG, LII
PARCEL NO.:	0225 001
PARCEL ADDRESS:	0749 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,182,996.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3052
APPLICANT:	BLOOM, MARK
PARCEL NO.:	6521 036
PARCEL ADDRESS:	2825 - 2829 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,613,249.00
APPLICANT'S OPINION:	$1,150,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3370
APPLICANT:	GAP, INC. (LESSEE)
PARCEL NO.:	3769 002A
PARCEL ADDRESS:	0001 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$57,101,422.00
APPLICANT'S OPINION:	$30,137,805.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0119
APPLICANT:	MAIONCHI, DOMINIC
PARCEL NO.:	2013700669
PARCEL ADDRESS:	0003-BERTH 439/40',
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,722.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, December 9, 2014
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0028
APPLICANT:	DUBROVSKY, ALLA
PARCEL NO.:	5659 023
PARCEL ADDRESS:	3755 FOLSOM ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$550,000.00
APPLICANT'S OPINION:	$330,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0971
APPLICANT:	DING, VIVIANNE
PARCEL NO.:	3275A010
PARCEL ADDRESS:	0920 DARIEN WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,110,440.00
APPLICANT'S OPINION:	$885,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1038
APPLICANT:	VANDEBRAAK, MICHELLE
PARCEL NO.:	1023 011
PARCEL ADDRESS:	3018 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,477,322.00
APPLICANT'S OPINION:	$1,280,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1424
APPLICANT:	ADACHI, JEFF
PARCEL NO.:	3103 018
PARCEL ADDRESS:	0145 SAN BENITO WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,730,864.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2060
APPLICANT:	LOPEZ, ERIC
PARCEL NO.:	6551 055
PARCEL ADDRESS:	1391 CHURCH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,019,598.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2996
APPLICANT:	790 POTRERO LLC
PARCEL NO.:	1225 040
PARCEL ADDRESS:	4170 - 4190 CLAYTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,276,209.00
APPLICANT'S OPINION:	$917,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2998
APPLICANT:	LEE, MIU KUEN
PARCEL NO.:	6729 035
PARCEL ADDRESS:	0014 SURREY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,070,900.00
APPLICANT'S OPINION:	$580,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3067
APPLICANT:	GUAN, LI ZHEN
PARCEL NO.:	6780 006
PARCEL ADDRESS:	0261 THERESA ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$70,000.00
APPLICANT'S OPINION:	$25,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Paunawa: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay Joy Lamug sa (415) 554-7712.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, December 9, 2014, at 1:34 p.m.

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Present: Mervin Conlan, John Lee and Louisa Mendoza

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2010 and 2013 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0971	Vivianne Ding	Submitted
2013-1038	Michelle Van De Braak	Submitted
2013-1424	Jeff Adachi	Submitted
2013-2996	790 Potrero LLC	Postponed at Hearing
2013-2998	Miu Kuen Lee	Postponed at Hearing
2013-3067	Li Zhen Guan	Submitted

At the hour of 3:05 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 3:36 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-0971	Vivianne Ding	A.V. Lowered (Assessor)
2013-1038	Michelle Van De Braak	Denied by a 2 to 1 vote with member Mendoza dissenting
2013-1424	Jeff Adachi	A.V. Lowered (Board)
2013-3067	Li Zhen Guan	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2013 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-2060	Eric Lopez	Denied-No Show

The following listed applicant for change in the assessed valuation of property affecting the 2012 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-0028	Alla Dubrovsky	Withdrawn

There being no further business, the Board, at the hour of 3:40 p.m., recessed to reconvene Monday, December 15, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, December 16, 2014.

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, December 10, 2014
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6284
APPLICANT:	PRII BPG ONE SANSOME LLC
PARCEL NO.:	0289 003
PARCEL ADDRESS:	0001 SANSOME ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$19,000,000.00
APPLICANT'S OPINION:	$9,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6287
APPLICANT:	PRII BPG ONE SANSOME LLC
PARCEL NO.:	0289 004
PARCEL ADDRESS:	0001 SANSOME ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$174,000,000.00
APPLICANT'S OPINION:	$87,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6290
APPLICANT:	PRII BPG ONE SANSOME LLC
PARCEL NO.:	0289 003
PARCEL ADDRESS:	0001 SANSOME ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$19,000,000.00
APPLICANT'S OPINION:	$9,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6291
APPLICANT:	PRII BPG ONE SANSOME LLC
PARCEL NO.:	0289 004
PARCEL ADDRESS:	0001 SANSOME ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$174,000,000.00
APPLICANT'S OPINION:	$87,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6293
APPLICANT:	PRII BPG ONE SANSOME LLC
PARCEL NO.:	0289 004
PARCEL ADDRESS:	0001 SANSOME ST,
TOPIC:	
CURRENT ASSESSMENT:	$175,310,220.00
APPLICANT'S OPINION:	$87,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6296
APPLICANT:	PRII BPG ONE SANSOME LLC
PARCEL NO.:	0289 003
PARCEL ADDRESS:	0001 SANSOME ST,
TOPIC:	
CURRENT ASSESSMENT:	$19,143,070.00
APPLICANT'S OPINION:	$9,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, December 10, 2014, at 9:35 a.m.

Present: Diane Robinson, Scott Spertzel and Joseph Tham

Quorum present

Chairperson: Scott Spertzel, Presiding

On the following listed applications for change in the assessed valuation of property affecting the 2009 supplemental assessment roll, the Board heard evidence and testimony from the both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-6284	PRII BPG One Sansome, LLC	Verbal Stipulation Approved
2011-6287	PRII BPG One Sansome, LLC	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-6290	PRII BPG One Sansome, LLC	Withdrawn at the hearing
2011-6291	PRII BPG One Sansome, LLC	Withdrawn at the hearing
2011-6293	PRII BPG One Sansome, LLC	Withdrawn
2011-6296	PRII BPG One Sansome, LLC	Withdrawn

There being no further business, the Board, at the hour of 10:18 a.m., recessed to reconvene Monday, December 15, 2014, at 9:30 a.m.

Alistair Gibson
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on January 12, 2015

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, December 15, 2014
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1133
APPLICANT:	IHMS SF, LLC
PARCEL NO.:	0294 013
PARCEL ADDRESS:	0340 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$52,965,545.00
APPLICANT'S OPINION:	$23,140,794.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2315
APPLICANT:	IHMS SF, LLC
PARCEL NO.:	0294 013
PARCEL ADDRESS:	0340 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$53,750,258.00
APPLICANT'S OPINION:	$40,929,013.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, December 15, 2014, at 1:33 p.m.

Present: Ed Campaña, Joseph Tham and Mark Wattsd

Quorum present

Chairperson: Mark Watts, Presiding

With the applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board only heard evidence and testimony on legal issues regarding penalties and change in ownership at issue for the below listed applications. The Board then took certain action, as specified under this date, on the original of the respective applications:

15/14

Appeal No.	Name	Disposition
2012-5121	Linsun, LLC	Submitted
2012-5328	Timothy Norris	Submitted
2012-5436	Linsun, LLC	Postponed at hearing; Applicant withdrew appeal on the legal issue regarding change in ownership; reschedule for valuation hearing
2012-5452	Justin Yip	Postponed at hearing per Assessor's request

At the hour of 2:55 p.m., the Board went into closed session to deliberate the above-referenced matters taken under submission. The Board reconvened in open at 3:20 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-5121	Linsun, LLC	Denied
2012-5328	Timothy Norris	Supplemental assessment to be cancelled; 2-1 vote with Member Tham dissenting

There being no further business, the Board, at the hour of 3:24 p.m., recessed to reconvene Wednesday, December 17, 2014, at 9:30 a.m.

Dawn Duran
Administrator Acting as Clerk

Approved by the Board on Tuesday, January 6, 2015

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 416, City Hall
Monday, December 15, 2014
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0503
APPLICANT:	FLAIR DIVERSIFIEDPROPERTIES, INC.
PARCEL NO.:	5286A007A
PARCEL ADDRESS:	2325 - 2345 JERROLD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,022,525.00
APPLICANT'S OPINION:	$2,430,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1172
APPLICANT:	WOO, STEVEN
PARCEL NO.:	1276 019
PARCEL ADDRESS:	0173 - 0175 PARNASSUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,897,680.00
APPLICANT'S OPINION:	$1,138,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1241
APPLICANT:	SNEAD, KIMBERLY
PARCEL NO.:	1258 019
PARCEL ADDRESS:	0135 BUENA VISTA EAST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,838,378.00
APPLICANT'S OPINION:	$2,300,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1493
APPLICANT:	YANG, RAYMOND
PARCEL NO.:	2746 038
PARCEL ADDRESS:	0681 CORBETT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,763,508.00
APPLICANT'S OPINION:	$1,450,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1658
APPLICANT:	HAM, MI-RYUNG
PARCEL NO.:	6533 007
PARCEL ADDRESS:	1330 - 1336 GUERRERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,558,694.00
APPLICANT'S OPINION:	$1,013,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1963
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 051
PARCEL ADDRESS:	0580 BUSH ST, UNIT #101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$663,216.00
APPLICANT'S OPINION:	$398,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1964
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 052
PARCEL ADDRESS:	0570 BUSH ST, UNIT #201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$620,386.00
APPLICANT'S OPINION:	$372,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1965
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 053
PARCEL ADDRESS:	0570 BUSH ST, UNIT #301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$620,386.00
APPLICANT'S OPINION:	$372,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1966
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 054
PARCEL ADDRESS:	0570 BUSH ST, UNIT #302
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$669,334.00
APPLICANT'S OPINION:	$401,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1967
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 055
PARCEL ADDRESS:	0570 BUSH ST, UNIT #401
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,587,084.00
APPLICANT'S OPINION:	$953,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1978
APPLICANT:	LUM, KAREN TRUST
PARCEL NO.:	1611 001
PARCEL ADDRESS:	3201 BALBOA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,373,874.00
APPLICANT'S OPINION:	$824,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1982
APPLICANT:	LEE, JOHN STEWART
PARCEL NO.:	3548 059
PARCEL ADDRESS:	0233 - 0237 14TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,664,631.00
APPLICANT'S OPINION:	$999,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2431
APPLICANT:	LU, LEE MEI TRUST
PARCEL NO.:	1455 034
PARCEL ADDRESS:	2239 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,310,532.00
APPLICANT'S OPINION:	$786,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2850
APPLICANT:	CROSS, DORETHA
PARCEL NO.:	2013219576
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$50,000.00
APPLICANT'S OPINION:	$500.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2860
APPLICANT:	MAYA COOPERATIVE INC.
PARCEL NO.:	2013217917
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$816,189.00
APPLICANT'S OPINION:	$506,913.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2861
APPLICANT:	HEWLETT PACKARD COMPANY
PARCEL NO.:	2013214787
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$9,245,161.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

18) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2862
APPLICANT:	HEWLETT PACKARD COMPANY
PARCEL NO.:	2013214781
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,835,521.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, December 16, 2014
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1550
APPLICANT:	VACCARO, MARIA
PARCEL NO.:	6637 038
PARCEL ADDRESS:	0119 DAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,787,780.00
APPLICANT'S OPINION:	$1,982,510.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1919
APPLICANT:	HPI 2161 SUTTER, LP
PARCEL NO.:	0682 005
PARCEL ADDRESS:	2161 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,621,190.00
APPLICANT'S OPINION:	$8,429,507.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2296
APPLICANT:	WEBER, MARC
PARCEL NO.:	1775 020
PARCEL ADDRESS:	1381 20TH AVE,
TOPIC:	
CURRENT ASSESSMENT:	$1,589,906.00
APPLICANT'S OPINION:	$1,490,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2304
APPLICANT:	XANTHOPOULOS, ERIC
PARCEL NO.:	3538 081
PARCEL ADDRESS:	0049 - 0051 WALTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,039,988.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2326
APPLICANT:	2270 BRYANT, LLC
PARCEL NO.:	4086 006C
PARCEL ADDRESS:	2270 - 2272 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,692,624.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2466
APPLICANT:	WOOLL, MARGARET
PARCEL NO.:	2766 027
PARCEL ADDRESS:	4317 21ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,542,602.00
APPLICANT'S OPINION:	$2,330,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2863
APPLICANT:	AON SERVICES CORPORATION
PARCEL NO.:	2013213466
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,497,322.00
APPLICANT'S OPINION:	$1,336,243.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2864
APPLICANT:	BOURDOLAN 25 LUSK LLC
PARCEL NO.:	2013216910
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,795,610.00
APPLICANT'S OPINION:	$2,200,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2866
APPLICANT:	RENT-A-CENTER WEST, INC
PARCEL NO.:	2013211467
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$438,002.00
APPLICANT'S OPINION:	$307,973.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2867
APPLICANT:	KAPLAN INTERNATIONAL NORTH AMERICA, LLC
PARCEL NO.:	2013218222
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,052,688.00
APPLICANT'S OPINION:	$289,264.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2868
APPLICANT:	DICKEY, DAVID
PARCEL NO.:	2013400767
PARCEL ADDRESS:	0325 BRYANT ST, #002F
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$89,538.00
APPLICANT'S OPINION:	$16,756.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2013-4672
APPLICANT:	VERITAZ-B MEZZ B7, LLC
PARCEL NO.:	6418 065
PARCEL ADDRESS:	1500 GENEVA AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,300,000.00
APPLICANT'S OPINION:	$791,195.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

14) Hearing, discussion, and possible action involving:

APPLICATION:	2013-4971
APPLICANT:	411 - 15TH AVE., LLC
PARCEL NO.:	1529 001
PARCEL ADDRESS:	0411 15TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,775,000.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, December 16, 2014, at 9:30 a.m.

Present: Louisa Mendoza, Scott Spertzel and Joseph Tham

Quorum present

Chairperson: Scott Spertzel, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-2466	Margaret Wooll	Verbal Stipulation Approved
2013-4672	Veritaz-B Mezz B7, LLC	Verbal Stipulation Approved
2013-4971	411-15th Ave, LLC	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2013 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2013-2867	Kaplan International North	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-1550	Maria Vaccaro	Withdrawn
2013-1874	Yinming Investment Co.	Withdrawn
2013-1919	HPI 2161 Sutter, LP	Withdrawn
2013-2296	Marc Weber	Withdrawn
2013-2304	Eric Xanthopoulos	Postponed
2013-2326	2270 Bryant, LLC	Withdrawn
2013-2863	AON Services Corporation	Postponed

Appeal No.	Name	Disposition (continued)
2013-2864	Bourdolan 25 Lusk LLC	Withdrawn
2013-2866	Rent-A-Center West, Inc.	Withdrawn
2013-2868	David Dickey	Postponed

There being no further business, the Board, at the hour of 10:25 a.m., recessed to reconvene Tuesday, December 16, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, January 6, 2015

Angela Calvillo
Clerk of the Board of Supervisors

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Room 406, City Hall
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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2427
APPLICANT:	KILDUFF, BRIAN
PARCEL NO.:	8720 080
PARCEL ADDRESS:	0330 MISSION BAY BLVD, #504
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,086,400.00
APPLICANT'S OPINION:	$935,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5074
APPLICANT:	TROYANOVSKY, LUBA
PARCEL NO.:	2656 053
PARCEL ADDRESS:	0169 CORBETT AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$71,500.00
APPLICANT'S OPINION:	$7,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5165
APPLICANT:	KELLY, WILLIAM
PARCEL NO.:	6545 023
PARCEL ADDRESS:	4385 25TH ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$517,948.00
APPLICANT'S OPINION:	$327,375.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-5393
APPLICANT:	3448 BALBOA DEVELOPMENT, LLC
PARCEL NO.:	1578 014F
PARCEL ADDRESS:	3446 - 3448B BALBOA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,509,232.00
APPLICANT'S OPINION:	$2,200,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1097
APPLICANT:	3448 BALBOA DEVELOPMENT, LLC
PARCEL NO.:	1578 014F
PARCEL ADDRESS:	3446 - 3448B BALBOA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,405,286.00
APPLICANT'S OPINION:	$1,910,174.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2473
APPLICANT:	MARWELL, EVAN
PARCEL NO.:	1355 044
PARCEL ADDRESS:	0006 PRESIDIO TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,779,037.00
APPLICANT'S OPINION:	$6,979,498.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3221
APPLICANT:	VAN DE BRAAK, MICHELLE
PARCEL NO.:	1023 011
PARCEL ADDRESS:	3018 CALIFORNIA ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$106,338.00
APPLICANT'S OPINION:	$50,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, December 16, 2014, at 1:30 p.m.

Present: Louisa Mendoza, Scott Spertzel and Joseph Tham

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting various assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-2427	Brian Kilduff	Submitted
2012-5074	Luba Troyanovsky	Postponed at Hearing
2012-5165	William Kelly	Submitted
2013-2473	Evan Marwell	Submitted
2013-3221	Michelle Van De Braak	Submitted

At the hour of 4:16 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 4:34 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-2427	Brian Kilduff	A.V. Lowered (Board)
2012-5165	William Kelly	A.V. Lowered (Board)
2013-2473	Evan Marwell	A.V. Lowered (Board)
2013-3221	Michelle Van De Braak	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various assessment rolls having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2012-5393	3448 Balboa Development, LLC	Postponed
2013-1097	3448 Balboa Development, LLC	Postponed

There being no further business, the Board, at the hour of 4:38 p.m., recessed to reconvene Wednesday, December 17, 2014, at 1:30 p.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, January 6, 2015

Angela Calvillo
Clerk of the Board of Supervisors

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, December 17, 2014
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4616
APPLICANT:	CARTWRIGHT HOTEL CO LLC
PARCEL NO.:	0284 006
PARCEL ADDRESS:	0524 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,611,670.00
APPLICANT'S OPINION:	$9,507,548.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0151
APPLICANT:	AP SF GOUGH LLC
PARCEL NO.:	0617 013
PARCEL ADDRESS:	2080 GOUGH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$5,802,092.00
APPLICANT'S OPINION:	$3,002,092.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0152
APPLICANT:	AP SF 635 ELLIS LLC
PARCEL NO.:	0335 022
PARCEL ADDRESS:	0635 ELLIS ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,812,808.00
APPLICANT'S OPINION:	$1,202,508.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-0153
APPLICANT:	AP SF OFARRELL LLC
PARCEL NO.:	0321 037
PARCEL ADDRESS:	0735 O'FARRELL ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,203,362.00
APPLICANT'S OPINION:	$1,503,362.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2322
APPLICANT:	120 HOWARD STREET LLC C/O SHORENSTEIN REALTY
PARCEL NO.:	3717 019
PARCEL ADDRESS:	0120 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$42,689,012.00
APPLICANT'S OPINION:	$30,697,012.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3110
APPLICANT:	SCHWENSIU PTY LTD
PARCEL NO.:	0285 011
PARCEL ADDRESS:	0665 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,998,780.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3113
APPLICANT:	SCHWENSIU PTY LTD
PARCEL NO.:	0285 012
PARCEL ADDRESS:	0665 - 0675 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,908,494.00
APPLICANT'S OPINION:	$14,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3825
APPLICANT:	FAIR MARKET PROPERTIES LLC
PARCEL NO.:	0350 002
PARCEL ADDRESS:	1028 - 1056 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,144,062.00
APPLICANT'S OPINION:	$3,600,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3832
APPLICANT:	LARKSPUR HOTELS, LLC
PARCEL NO.:	0284 006
PARCEL ADDRESS:	0524 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,674,822.00
APPLICANT'S OPINION:	$9,341,519.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2013-0377
APPLICANT:	LPF 50 GREEN INC
PARCEL NO.:	0111 002
PARCEL ADDRESS:	0050 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$45,900,000.00
APPLICANT'S OPINION:	$36,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, December 17, 2014
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1846
APPLICANT:	GROUP SPY, LLC
PARCEL NO.:	3916 009
PARCEL ADDRESS:	0320 - 0380 15TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,150,322.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-1865
APPLICANT:	SIMPLY URBAN LLC
PARCEL NO.:	7517 057
PARCEL ADDRESS:	5150 DIAMOND HEIGHTS BLVD, #201B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$377,400.00
APPLICANT'S OPINION:	$275,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2341
APPLICANT:	TILARO, MICHAEL
PARCEL NO.:	8708 132
PARCEL ADDRESS:	0235 BERRY ST, #305
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$907,696.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2474
APPLICANT:	MTM MANAGEMENT 1, LLC
PARCEL NO.:	0585 012E
PARCEL ADDRESS:	2460 SCOTT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,073,909.00
APPLICANT'S OPINION:	$3,300,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2013-2919
APPLICANT:	WEYER, THOMAS
PARCEL NO.:	2136 003C
PARCEL ADDRESS:	2083 16TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,275,000.00
APPLICANT'S OPINION:	$1,065,900.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3009
APPLICANT:	SIMPLY URBAN LLC
PARCEL NO.:	6522 023A
PARCEL ADDRESS:	3124 - 3126 25TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$900,000.00
APPLICANT'S OPINION:	$584,900.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3010
APPLICANT:	SIMPLY URBAN LLC
PARCEL NO.:	6522 023A
PARCEL ADDRESS:	3124 - 3126 25TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$993,723.00
APPLICANT'S OPINION:	$584,900.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3353
APPLICANT:	GROSSMAN, YAN
PARCEL NO.:	2803 043
PARCEL ADDRESS:	1044 CASTRO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, December 17, 2014, at 1:35 p.m.

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Present: Ed Campaña, Mervin Conlan and Diana Daniel

Quorum present

Chairperson: Ed Campana, Presiding

Deputy City Attorney Zachary Porianda

The following listed applicants for change in the assessed valuation of property affecting various assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-1846	Group Spy, LLC	Continued
2013-1865	Simply Urban LLC	Submitted
2013-2341	Michael Tilaro	Submitted
2013-2474	MTM Management I, LLC	Submitted
2013-2919	Thomas Weyer	Submitted
2013-3009	Simply Urban LLC	Submitted
2013-3010	Simply Urban LLC	Postponed at Hearing
2013-3353	Yan Grossman	Submitted

At the hour of 4:40 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 5:02 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2013-1865	Simply Urban LLC	A.V. Lowered (Board)
2013-2341	Michael Tilaro	A.V. Lowered (Board)
2013-2474	MTM Management I, LLC	A.V. Lowered (Board)
2013-2919	Thomas Weyer	A.V. Lowered (Board)
2013-3009	Simply Urban LLC	A.V. Lowered (Board)
2013-3353	Yan Grossman	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 5:05 p.m., recessed to reconvene Tuesday, January 6, 2015, at 9:30 a.m.

Cecilia Rustom
Assessment Appeals Board Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, January 22, 2015

Angela Calvillo
Clerk of the Board of Supervisors

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, December 18, 2014
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2069
APPLICANT:	W2005 ARGENT HOTEL REALTY LLC
PARCEL NO.:	3706 074
PARCEL ADDRESS:	0050 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$180,334,440.00
APPLICANT'S OPINION:	$61,683,575.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL_TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2783
APPLICANT:	W2005 ARGENT HOTEL REALTY LLC
PARCEL NO.:	3706 074
PARCEL ADDRESS:	0050 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$174,048,445.00
APPLICANT'S OPINION:	$54,788,019.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2520
APPLICANT:	100 SPEAR STREET OWNER'S CORP.,
PARCEL NO.:	3717 001
PARCEL ADDRESS:	0100 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$102,414,549.00
APPLICANT'S OPINION:	$50,001,826.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3372
APPLICANT:	345 CALIFORNIA, LP
PARCEL NO.:	0261 018
PARCEL ADDRESS:	0345 CALIFORNIA ST, #A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$192,187,893.00
APPLICANT'S OPINION:	$155,255,433.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3373
APPLICANT:	345 CALIFORNIA, LP
PARCEL NO.:	0261 019
PARCEL ADDRESS:	0345 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,466,480.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3374
APPLICANT:	345 CALIFORNIA, LP
PARCEL NO.:	0261 020
PARCEL ADDRESS:	0345 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$32,451,584.00
APPLICANT'S OPINION:	$25,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3752
APPLICANT:	FORWARD ONE, LLC.
PARCEL NO.:	3708 028
PARCEL ADDRESS:	0071 STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$80,063,259.00
APPLICANT'S OPINION:	$60,063,396.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3753
APPLICANT:	FORWARD ONE, LLC.
PARCEL NO.:	3708 029
PARCEL ADDRESS:	0071 STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,999,943.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access

Assessment appeal hearings are usually held in Room 406 at City Hall, 1 Dr. Carlton B. Goodlett Place, in San Francisco. City Hall is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister.

Assistive listening devices are available upon request at the Clerk of the Board's Office, Room 244. To request sign language interpreters, readers, large print agendas or other accommodations, please contact Wilson Ng at (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

Language Interpreters
Requests must be received at least 48 hours in advance of a meeting to help ensure availability. Contact Peggy Nevin at (415) 554-5184.

AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Derek Evans (415) 554-7702.

Paunawa: Ang mga kahilingan ay kailangang mataggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay Joy Lamug sa (415) 554-7712.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

* Public comment will be taken on every item on the agenda.

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